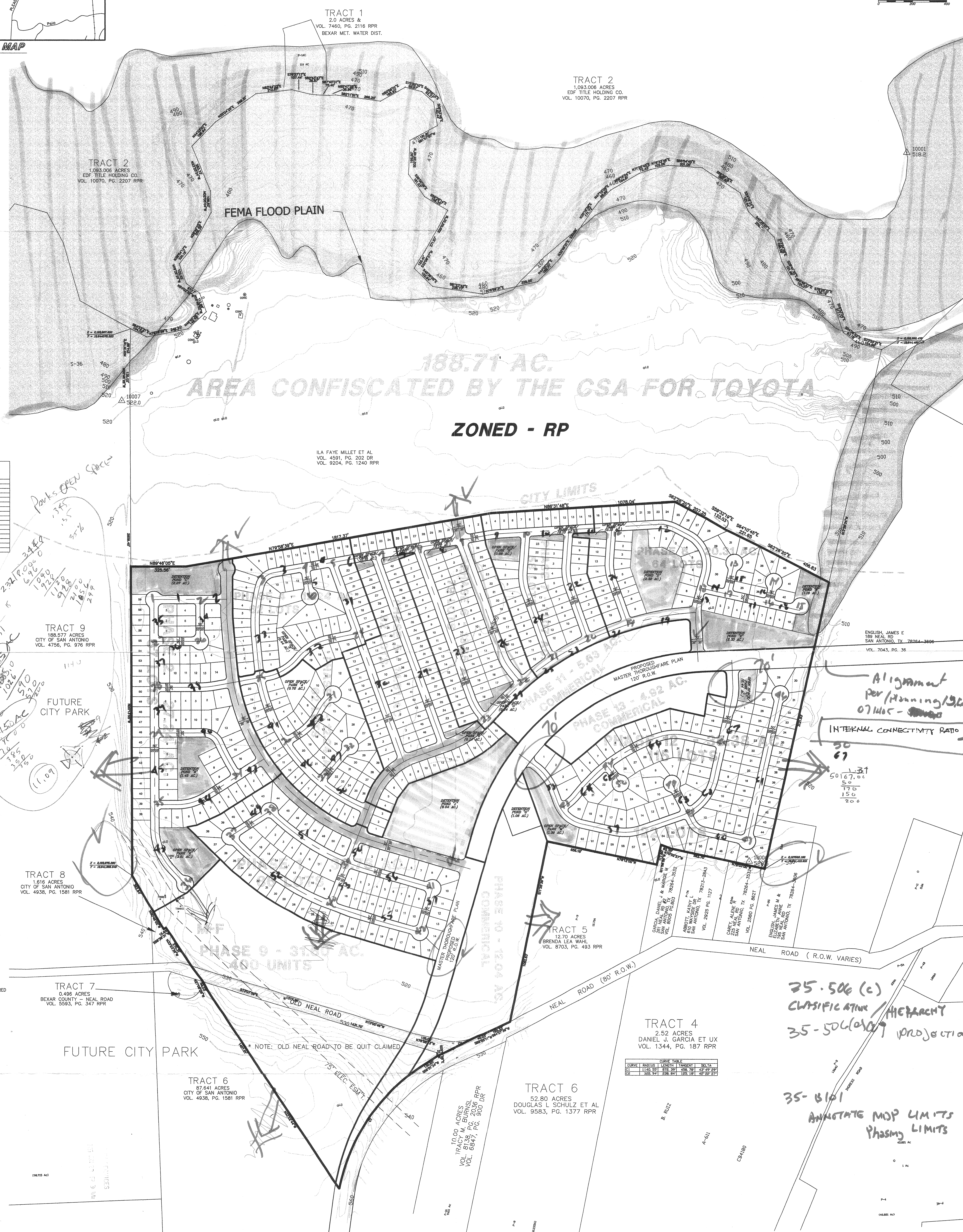
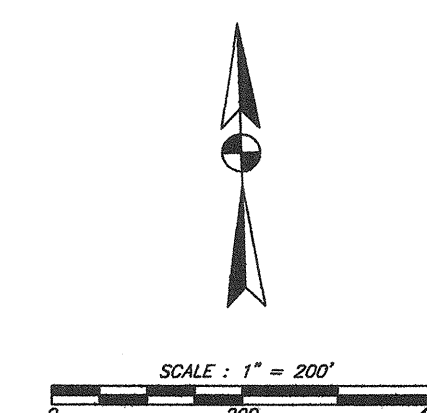


**LOCATION MAP**

SCALE : 1" = 200'

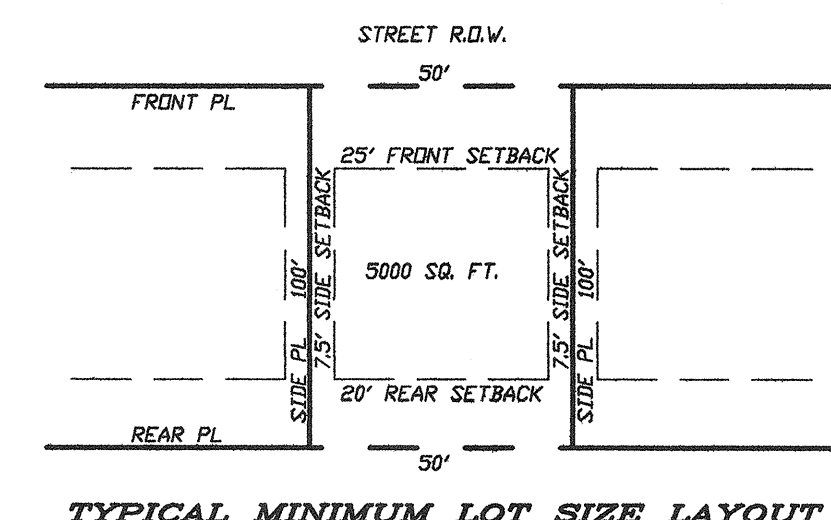


PHASE	AC.	SUMMARY TABLE		OPEN SPACE AC.	DETENTION PONDS AC.
		UNITS*	UNITS/AC.		
1	30.78	86	2.79	6.04	
2	16.24	67	4.15	3.92	
3	16.24	66	3.07	0.72	
4	14.81	92	6.21	0.38	
5	13.65	99	0.86	0.38	
6	11.97	59	4.93	0.38	
8	20.31	64	3.15	0.15	5.81
9	21.98	60	1.55	-	-
10	11.56	CON	-	-	1.06
12	39.58	CON	-	-	-
13	5.92	CON	-	-	-
TOTAL	353.00	5008	4.63	6.60	17.45

OPEN SPACE/ PARK	AC.	PHASE
*A*	0.72	3
*B*	0.44	4
*C*	0.10	5
*D*	0.11	5
*E*	0.14	3
*F*	0.14	6
*G*	0.24	6
*H*	0.58	7
*I*	0.13	7
*J*	1.05	8
*K*	3.51	2
*L*	0.44	12
*M*	1.39	12
TOTAL	7.69	

DEVELOPMENT PHASE SCHEDULE		
PHASE	EST. CONST. START DATE	AC.
1	12/05	26.10
2	04/06	23.49
3	10/06	12.24
4	03/07	12.24
5	09/07	14.91
6	03/08	13.65
7	09/08	11.07
8	03/09	20.31
9	09/09	33.94
10	03/10	11.56
11	09/10	5.63
12	03/11	28.35

DETENTION POND	AC.	PHASE
"A"	5.04	1
"B"	1.45	2
"C"	2.07	2
"D"	2.32	8
"E"	2.33	8
"F"	1.16	8



GENERAL NOTES:

IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.

SIDEWALKS WILL BE INSTATED IN PUBLIC ROW PER UDC ARTICLE 5, DIVISION 2: 35-506(9).

PRIVATE PARKS TO BE MAINTAINED BY H. O. A.  
IN ACCORDANCE WITH UDC PAC 35-503.

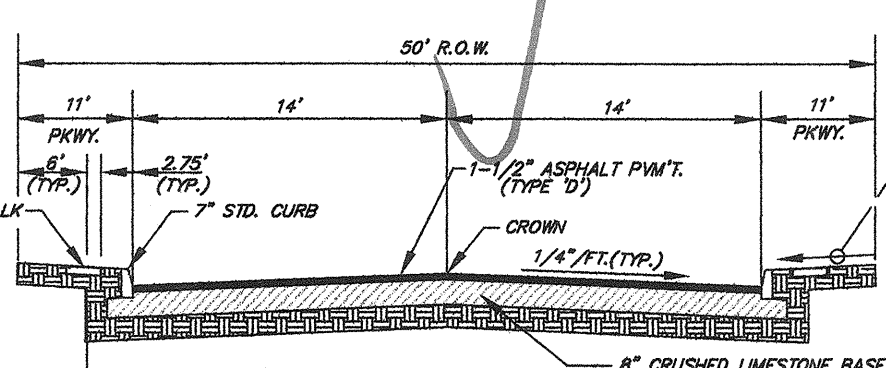
OPEN SPACE PROVISION AND MAINTENANCE PLAN

THE OPEN SPACE AND PARKLANDS SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION (HOA). SAID HOA SHALL BE RESPONSIBLE FOR MAINTENANCE THEREOF. THE 'OPEN

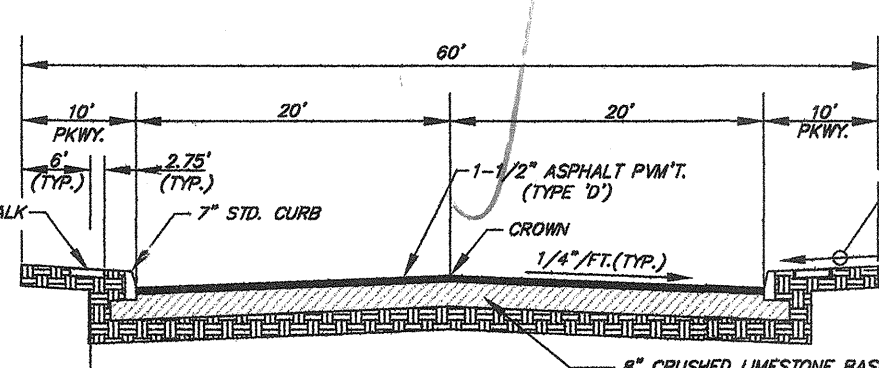
SPACE/PARKLANDS SHALL GENERALLY REMAIN IN A NATURAL STATE. VEGETATION CONTROL SHALL BE AT THE DISCRETION OF THE HOA, BUT AT A MINIMUM SHALL BE INSPECTED ON AN ANNUAL BASIS FOR SIGNS OF PUBLIC HEALTH CONCERNS AND THE REMOVAL OF TRASH AND DEBRIS. ADDITIONAL IMPROVEMENTS, SUCH AS, TRAILS, PLAYGROUNDS, MEETING FACILITIES, ETC. CAN BE PROVIDED AT THE DISCRETION OF THE HOA.

MULTIFAMILY PHASE WILL MEET APPLICABLE ZONING REQUIREMENTS

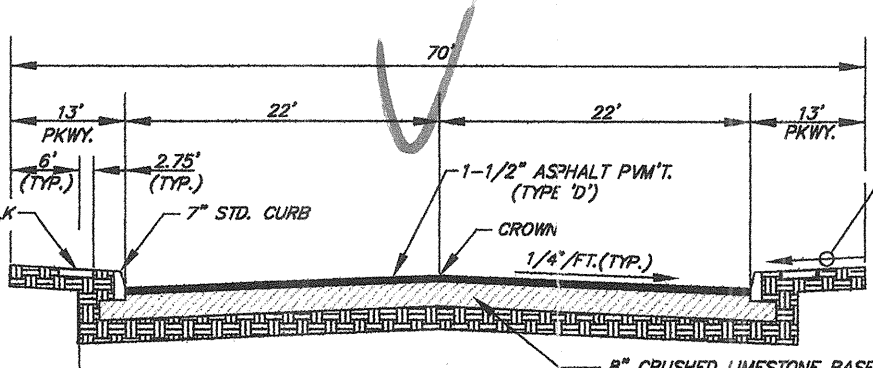
3. 51 ACRES OF LAND WILL BE UTILIZED WITH THE MILTI FAMILY TRACT 9 TO MEET UDC PAC 35-503(b).



TYPICAL 50' R.O.W. STREET SECTION  
(LOCAL TYPE A)



**TYPICAL 60' R.O.W. STREET SECTION**  
(LOCAL TYPE B)



TYPICAL 70' R.O.W. STREET SECTION  
(COLLECTOR)

DENOTES EXISTING 100 YR. FLOOD  
 AREA AS PER THE FLOOD INSURANCE  
 RATE MAP DATED 02/16/96.

The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plat associated with this Master Development Plan is subject to the review and approval of a Storm Water management Plan in accordance with Appendix B, Section 35-B119 of the city of San Antonio Unified Development Code.

Baloue Miller  
OWNER/DEVELOPER, ESTATE OF WILLIAM T. MILLER

ENGINEER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

PREPARED : APRIL 5, 2004

OWNER/DEVELOPER :  
ESTATE OF WILLIAM T. MILLER  
430 SOUTH SANTA ROSA  
SAN ANTONIO, TEXAS 78207

ENGINEER :  
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
140 HEIMER ROAD, SUITE 617  
SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE

PLAT No.



*FY1*  
*Pioneer Meadows*

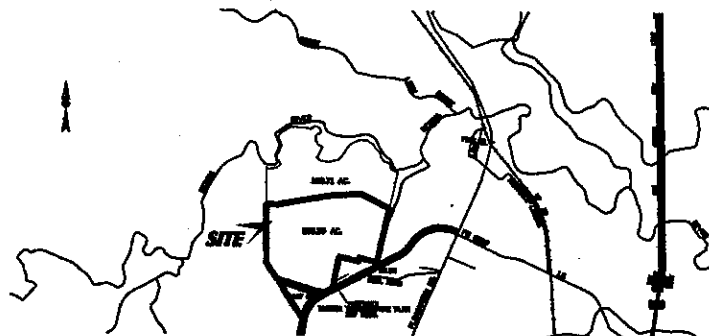
# PIONEER MEADOWS

## A MASTER PLANNED RESIDENTIAL COMMUNITY

### MASTER DEVELOPEMENT PLAN

OFFICE OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

04 MAY -6 AM 8:31



LOCATION MAP  
SCALE: 1" = 1 MILE

PHASE	DEVELOPMENT PHASE SCHEDULE EST. CONST. START DATE	AC.
1	12/04	38.10
2	01/05	13.19
3	12/05	20.13
4	06/06	18.58
5	06/07	37.57
6	12/07	44.01

DETENTION POND	AC.	PHASE
1A	1.45	1
1B	2.81	4
2A	2.81	2
2B	2.85	3
3A	2.52	5
3B	1.15	6

OPEN SPACE/ PARK	AC.	PHASE
1A	0.41	1
1B	0.78	4
2A	0.44	2
2B	0.11	3
3A	0.66	5
3B	0.13	6
4A	0.15	5
4B	0.24	6
5A	0.23	5
5B	0.23	6
TOTAL	3.47	

PHASE	AC.	UNITS*	UNITS/AC.	OPEN SPACE AC.	DETENTION POUNDS AC.
1	38.10	108	3.49	1.41	1.45
2	13.19	61	4.63	1.15	-
3	20.13	76	3.83	0.29	2.55
4	18.58	74	3.78	-	2.21
5	37.57	415	12.22	-	2.25
6	18.58	238	14.61	-	1.53
7	37.57	145	3.89	-	2.53
8	44.01	285	5.11	1.85	1.16
TOTAL	229.46	1388	6.00	3.47	13.50

\* RESIDENTIAL UNITS

229.46 ACRES TOTAL

PARK REQUIREMENTS AS INSTRUCTED IN THE U.D.C. 1 ACRE OF PARK LAND PER 114 LOTS.  
1422 LOTS / 114 = 12.47 ACRES REQUIRED  
3.47 ACRE PROVIDED INTERNALLY WITHIN THIS DEVELOPMENT AND CONSIDERATION BEING GIVEN FOR ADJACENT CITY OWNED PROPERTY TO BE DEVELOPED AT A FUTURE DATE INTO A PUBLIC PARK.

TWO OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.  
MULTIFAMILY PHASE WILL MEET APPLICABLE ZONING REQUIREMENTS

The Siteplan/Map on this Master Development Plan are submitted and subject to change. Approval of subdivision plat associated with this Master Development Plan is subject to the review and approval of a Board of Adjustment. This is in accordance with Appendix B, Section 20-215 of the City of San Antonio Unified Development Code.



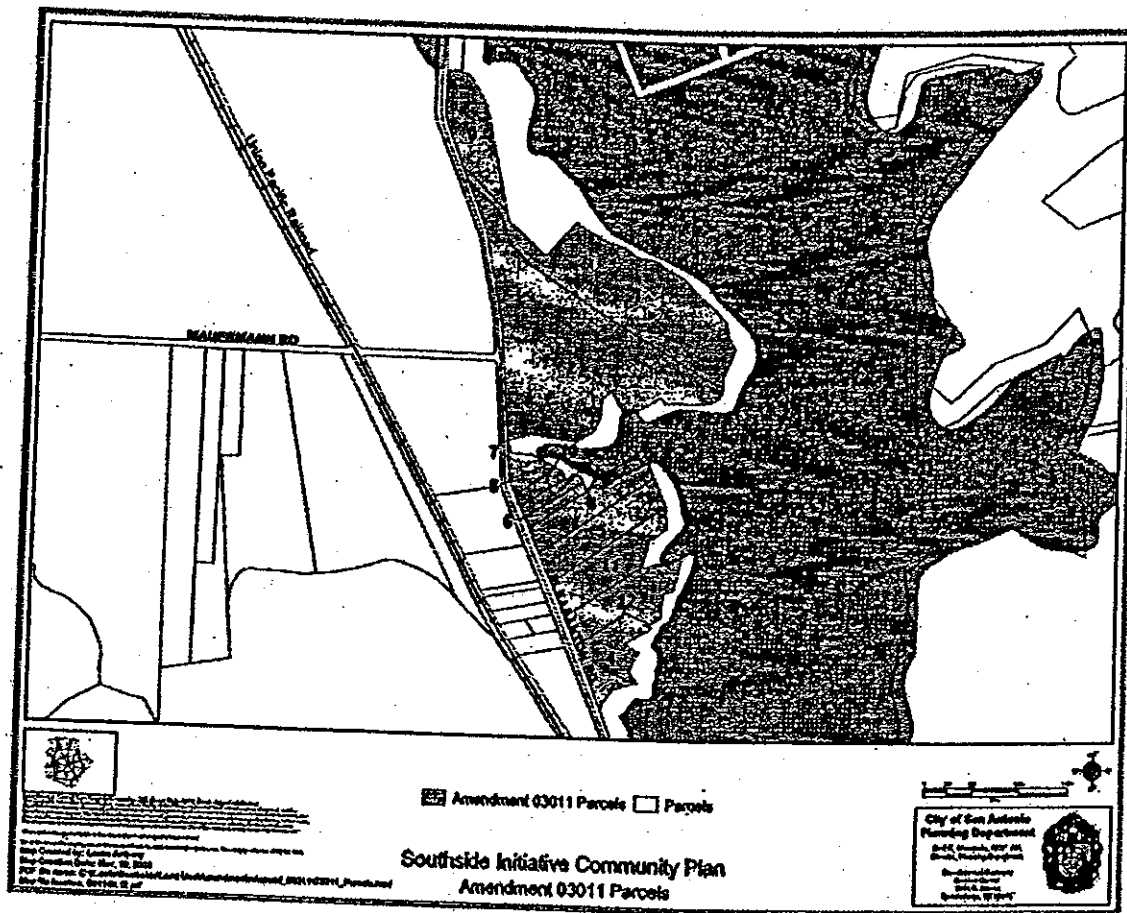
PREPARED BY: APRIL 6, 2004  
DESIGNED BY: WILLIAM E. JENSEN  
AND RUTHEN JENSEN  
SAN ANTONIO, TEXAS 78204  
PROJECT: PIONEER MEADOWS  
1400 BURNING ROAD, SUITE 200  
SAN ANTONIO, TEXAS 78204  
PLANNING DIVISION OF SAN ANTONIO

**NJH: 01-08-04**

**Item # 23. Amended**

**EXHIBIT "A"**

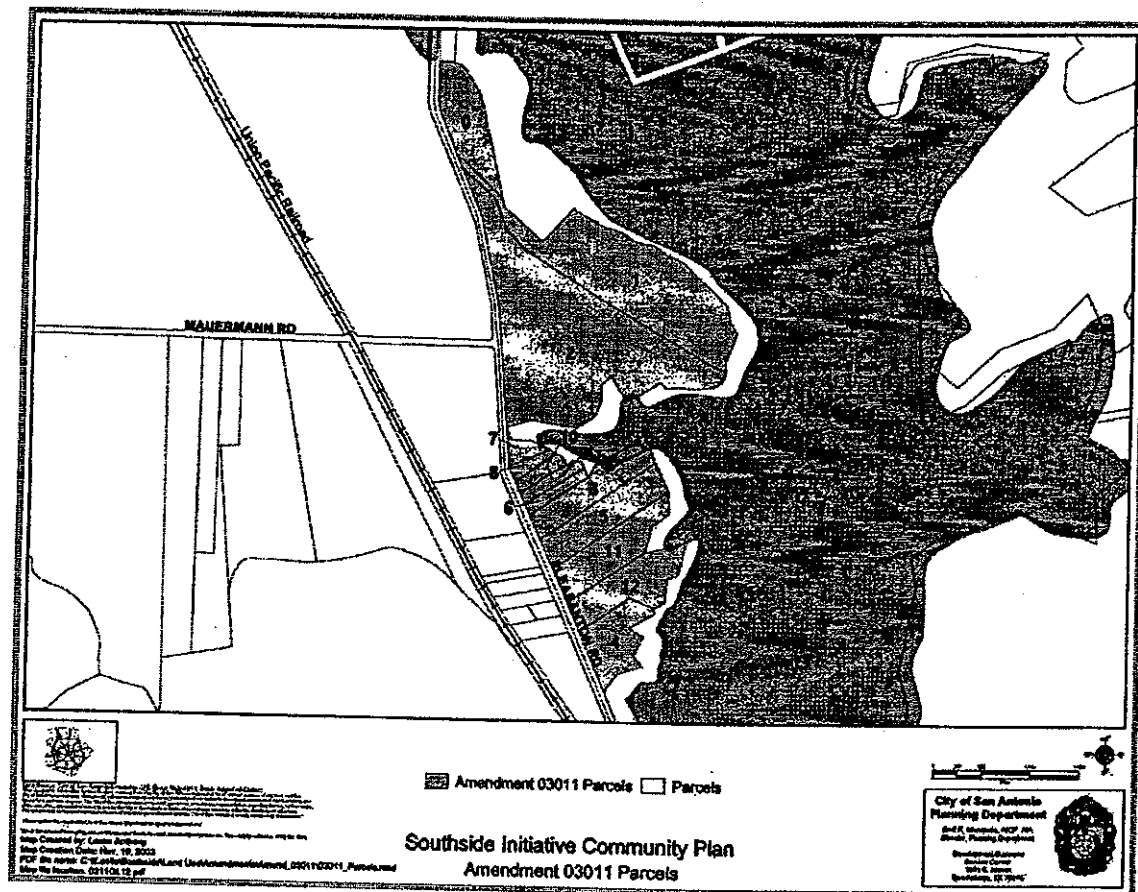
### Map of Area 1



NJH: 01-08-04  
Item # 23. Amended

## EXHIBIT "A"

### Map of Area 1

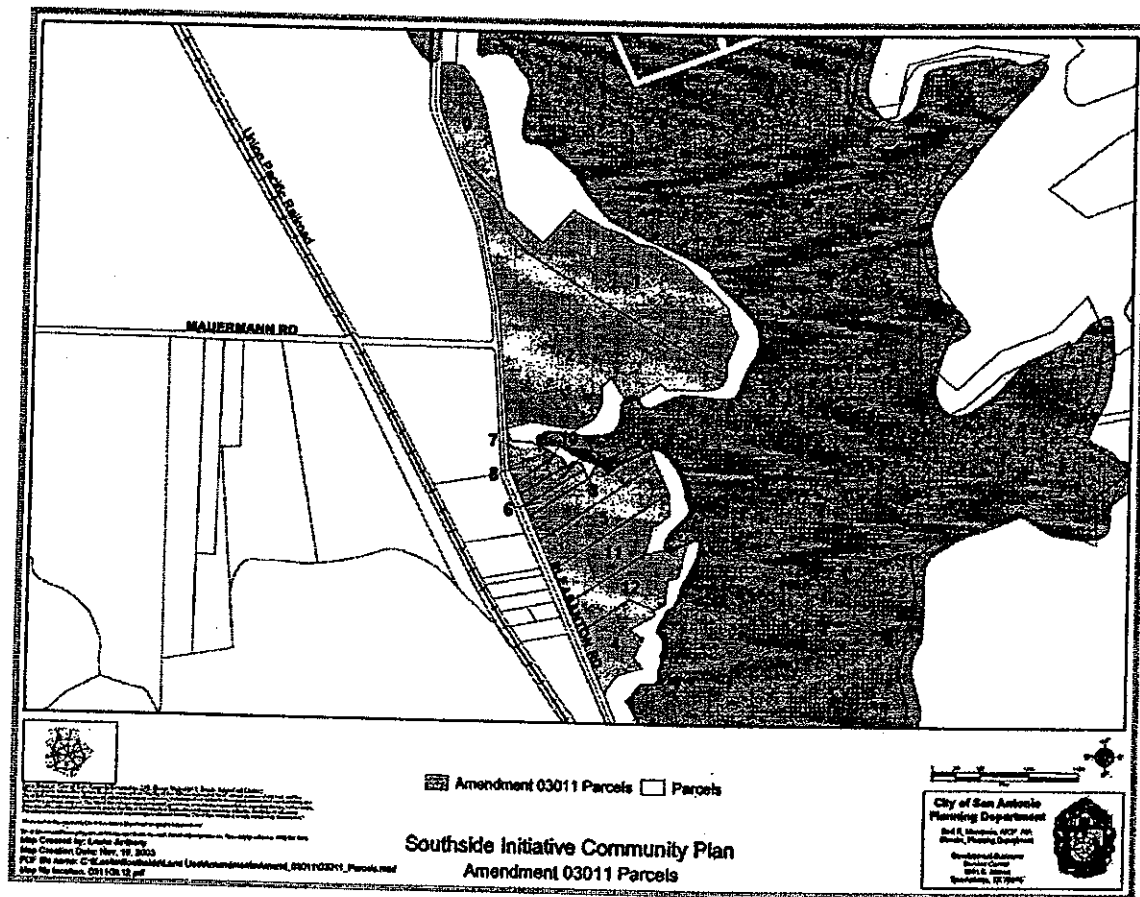




NJH: 01-08-04  
Item # 23. Amended

## EXHIBIT "A"

### Map of Area 1









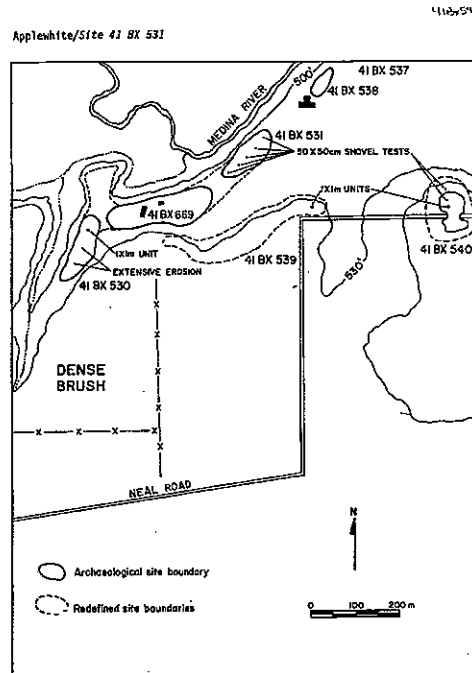


Figure 32. Location of Sites 41 BX 530, 41 BX 531, 41 BX 537, 41 BX 538, 41 BX 539, 41 BX 540, and 41 BX 669 Along the Eastern Margins of the Proposed Reservoir.



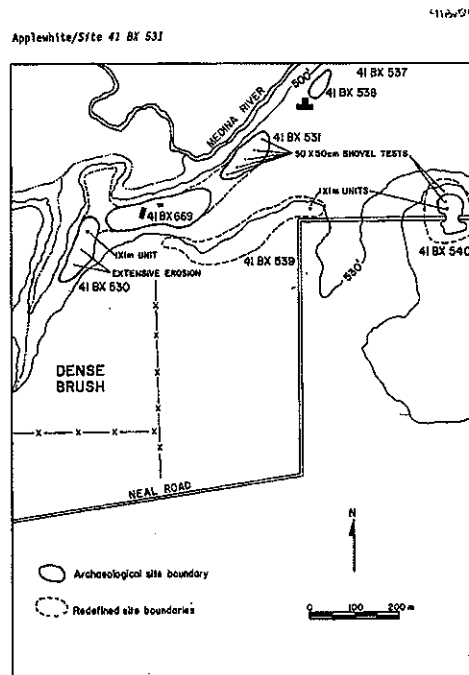


Figure 32. Location of Sites 41 BX 530, 41 BX 531, 41 BX 537, 41 BX 538, 41 BX 539, 41 BX 540, and 41 BX 669 Along the Eastern Margin of the Proposed Reservoir.



**41BX540**

*Permanent Number:* 41BX540

*Field Number:* AW33

*Site Name:*

*Recorder:* Marshall

*County:* Bexar

*Project:* Applewhite Reservoir

*Map Coordinates:* E 54716 N 323561

*Map Name:* Terrell Wells 7.5 minute

*Location:* Surrounding small knoll on Neal road, ca. 1 km south of medina river.

*Description of Site:* Extensive multi-functional occupation area

*Size:* ca. 350 meter by 300 meters

*Shape:* Circular

*Type:* Extensive occupation

*Nature of Archeological Evidence:* Lithic debris, nueces scraper, other tools, burned rock

*Features:* None

*Vegetation:* Partially cleared

*Soils:* Light tan, sandy

*Topography:* Small knoll south of river

*Present Condition:* Partially disturbed

*Name and Address of Owner:* CB 41811

*Activities of Recorder at Site:* Survey only

*Materials from Site:* Possible nueces scraper, other tools

*Photographic Records - Black & White:* None

*Photographic Records - Color:*

*Recommendations:* Further work

*Dispositions of notes and collections:*

*Date:*

**Sketches or other images:**

Description	Image(Click for full-size view)
BX/540A.GIF	





Search Options

**terrell wells Quad**

**2998-241**

Click Quad name for map.

## Archeological Sites

### 41BX125

- Site Location Map
- U.T. Austin - Site Survey Form, Sep 06 1971
- Site Digitization Data

### 41BX274

- Site Location Map
- TexSite Site Survey Form, Apr 06 2004
- TexSite Site Survey Form, Apr 06 2004
- TexSite Site Survey Form, Apr 06 2004
- TexSite Site Survey Form, Apr 06 2004
- TexSite Site Survey Form, Apr 06 2004

### 41BX277

- Site Location Map
- State of Texas Archeological Site Data Form, Jan 24 1985
- State of Texas Archeological Site Data Form, Jan 24 1985
- State of Texas Archeological Site Data Form, Jan 24 1985
- UTSA Site Survey Record, Sep 08 1981
- UTSA Site Survey Record, Sep 08 1981
- UTSA Site Survey Record, Sep 08 1981
- UTSA Archeological Site Record, Jan 01 1975
- UTSA Archeological Site Record, Jan 01 1975
- UTSA Archeological Site Record, Jan 01 1975
- TexSite Site Survey Form, Apr 08 2004
- TexSite Site Survey Form, Apr 08 2004
- TexSite Site Survey Form, Apr 08 2004
- Site Digitization Data
- Site Digitization Data
- Site Digitization Data

### 41BX333

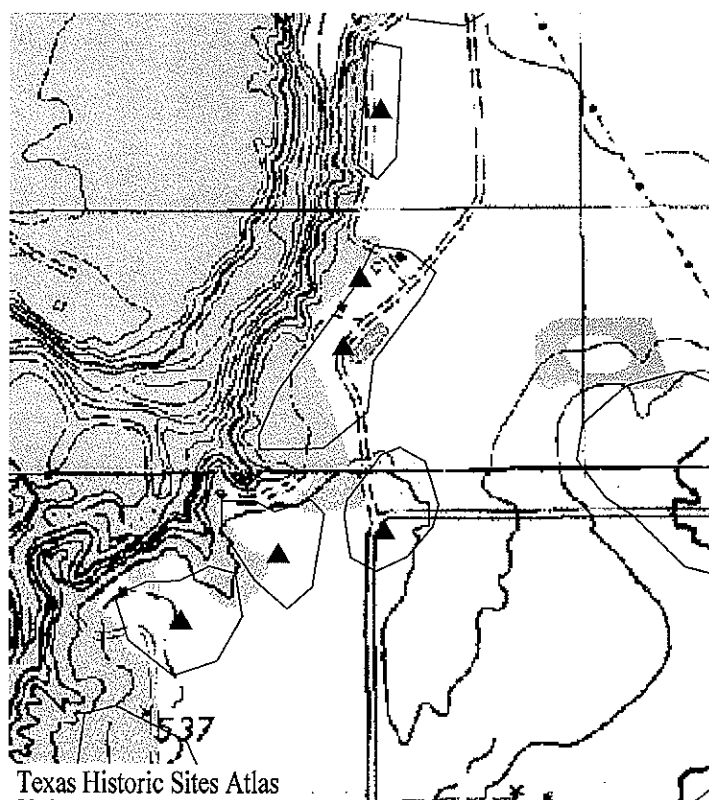
- Site Location Map
- UTSA Site Survey Record, May 15 1978
- Site Digitization Data

### 41BX345

- Site Location Map
- Site Digitization Data
- Site Digitization Data

### 41BX346

- Site Location Map



**41BX540**

---

*Permanent Number:* 41BX540.2

*Field Number:* AW-33

*Site Name:*

*Recorder:* Marshall

*County:* Bexar

*Project:* Applewhite

*Map Coordinates:* E 547180 N 3235610

*Map Name:* Terrell Wells, Thelma

*Location:* Surrounding small knoll on Neal road, ca. 1 km south of medina river.

*Description of Site:* Extensive multifunctional occupation area.

*Size:* ca. 350 by 300 meters

*Shape:* Circular

*Type:* Extensive occupation

*Nature of Archeological Evidence:* Lithic debris, tools, burned rock

*Features:* None

*Vegetation:* Partially cleared

*Soils:* Light tan, sandy

*Topography:* Small knoll south of river

*Present Condition:* Partially disturbed

*Name and Address of Owner:* County Block 4181

*Activities of Recorder at Site:* Surface survey

*Materials from Site:* One tool possibly of the clear fork type, one proximal projectile point fragment, miscellaneous lithic debris, burned rock.

*Photographic Records - Black & White:* None

*Photographic Records - Color:* None

*Recommendations:* Further work

*Dispositions of notes and collections:* University of Texas San Antonio Center for Archaeological Research

*Date:* 1981-09-04 00:00:00



**41BX540**

---

*Permanent Number:* 41BX540.2  
*Field Number:* AW-33  
*Site Name:*  
*Recorder:* Marshall  
*County:* Bexar  
*Project:* Applewhite  
*Map Coordinates:* E 547180 N 3235610  
*Map Name:* Terrell Wells, Thelma  
*Location:* Surrounding small knoll on Neal road, ca. 1 km south of medina river.  
*Description of Site:* Extensive multifunctional occupation area.  
*Size:* ca. 350 by 300 meters  
*Shape:* Circular  
*Type:* Extensive occupation  
*Nature of Archeological Evidence:* Lithic debris, tools, burned rock  
*Features:* None  
*Vegetation:* Partially cleared  
*Soils:* Light tan, sandy  
*Topography:* Small knoll south of river  
*Present Condition:* Partially disturbed  
*Name and Address of Owner:* County Block 4181  
*Activities of Recorder at Site:* Surface survey  
*Materials from Site:* One tool possibly of the clear fork type, one proximal projectile point fragment, miscellaneous lithic debris, burned rock.  
*Photographic Records - Black & White:* None  
*Photographic Records - Color:* None  
*Recommendations:* Further work  
*Dispositions of notes and collections:* University of Texas San Antonio Center for Archaeological Research  
*Date:* 1981-09-04 00:00:00

---

**41BX540**

*Permanent Number:* 41BX540

*Field Number:* AW33

*Site Name:*

*Recorder:* Marshall

*County:* Bexar

*Project:* Applewhite Reservoir

*Map Coordinates:* E 54716 N 323561

*Map Name:* Terrell Wells 7.5 minute

*Location:* Surrounding small knoll on Neal road, ca. 1 km south of medina river.

*Description of Site:* Extensive multi-functional occupation area

*Size:* ca. 350 meter by 300 meters

*Shape:* Circular

*Type:* Extensive occupation

*Nature of Archeological Evidence:* Lithic debris, nueces scraper, other tools, burned rock

*Features:* None

*Vegetation:* Partially cleared

*Soils:* Light tan, sandy

*Topography:* Small knoll south of river

*Present Condition:* Partially disturbed

*Name and Address of Owner:* CB 41811

*Activities of Recorder at Site:* Survey only

*Materials from Site:* Possible nueces scraper, other tools

*Photographic Records - Black & White:* None

*Photographic Records - Color:*

*Recommendations:* Further work

*Dispositions of notes and collections:*

*Date:*

**Sketches or other images:**

Description	Image(Click for full-size view)
BX/540A.GIF	






**terrell wells Quad**

**2998-241**

Click Quad name for map.

## Archeological Sites

### 41BX125

- Site Location Map
- U.T. Austin - Site Survey Form, Sep 06 1971
- Site Digitization Data

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- Site Location Map
- TexSite Site Survey Form, Apr 06 2004
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- TexSite Site Survey Form, Apr 06 2004

### 41BX277

- Site Location Map
- State of Texas Archeological Site Data Form, Jan 24 1985
- State of Texas Archeological Site Data Form, Jan 24 1985
- State of Texas Archeological Site Data Form, Jan 24 1985
- UTSA Site Survey Record, Sep 08 1981
- UTSA Site Survey Record, Sep 08 1981
- UTSA Site Survey Record, Sep 08 1981
- UTSA Archeological Site Record, Jan 01 1975
- UTSA Archeological Site Record, Jan 01 1975
- UTSA Archeological Site Record, Jan 01 1975
- TexSite Site Survey Form, Apr 08 2004
- TexSite Site Survey Form, Apr 08 2004
- TexSite Site Survey Form, Apr 08 2004
- Site Digitization Data
- Site Digitization Data
- Site Digitization Data

### 41BX333

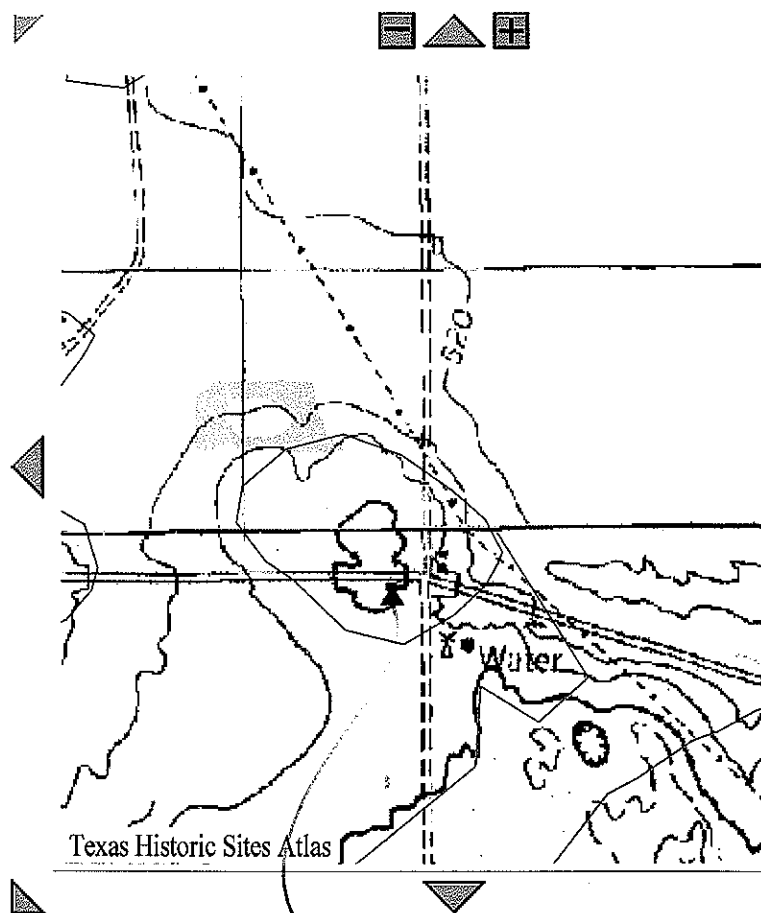
- Site Location Map
- UTSA Site Survey Record, May 15 1978
- Site Digitization Data

### 41BX345

- Site Location Map
- Site Digitization Data
- Site Digitization Data

### 41BX346

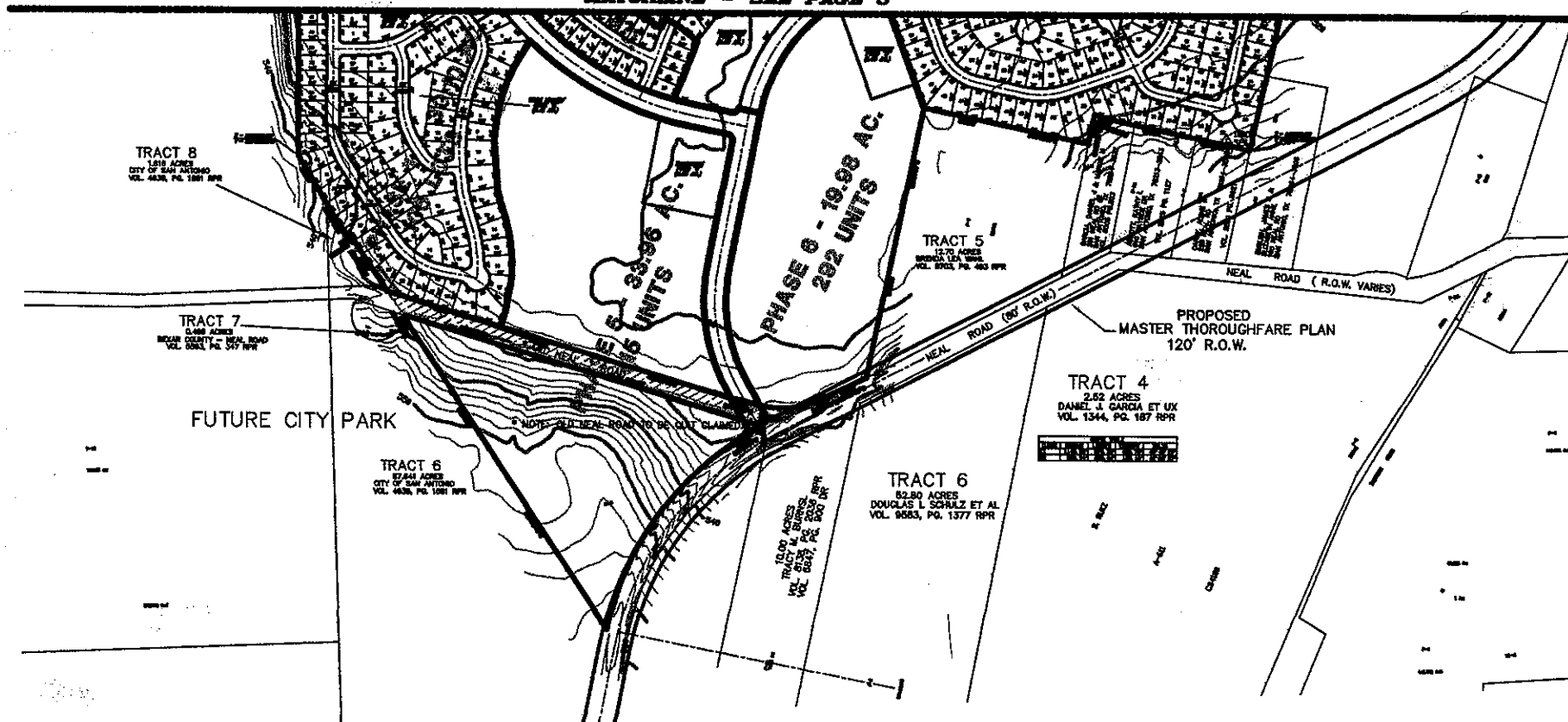
- Site Location Map



04 MAY -6 AM 7:51



**MATCHLINE -- SEE PAGE 3**



### BASIS OF BEARING IS STATE PLANE

**PLAT No.**

**ALAMO**

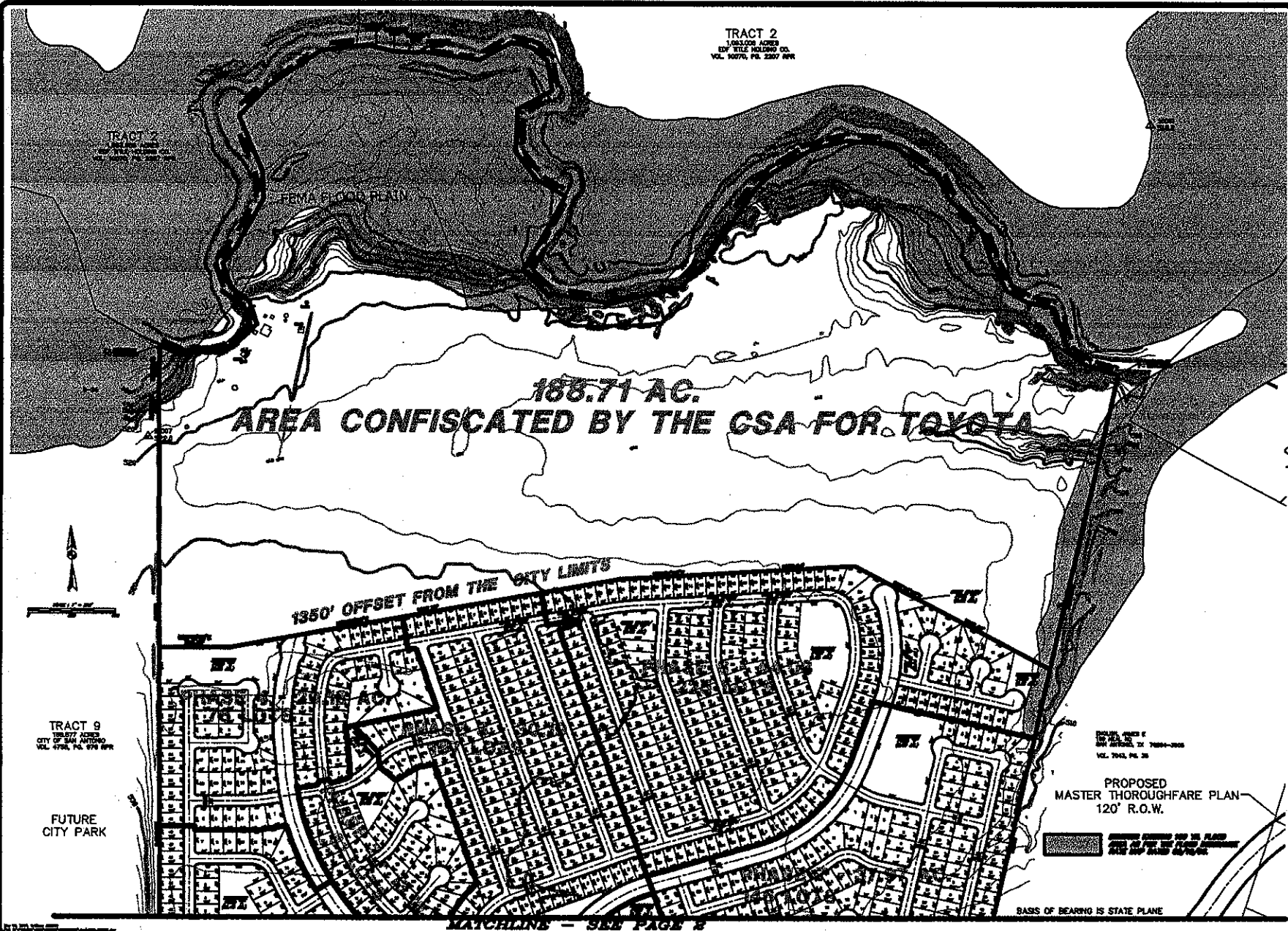
## PIONEER MEADOWS MASTER DEVELOPMENT PLAN

## SIZE PLAN

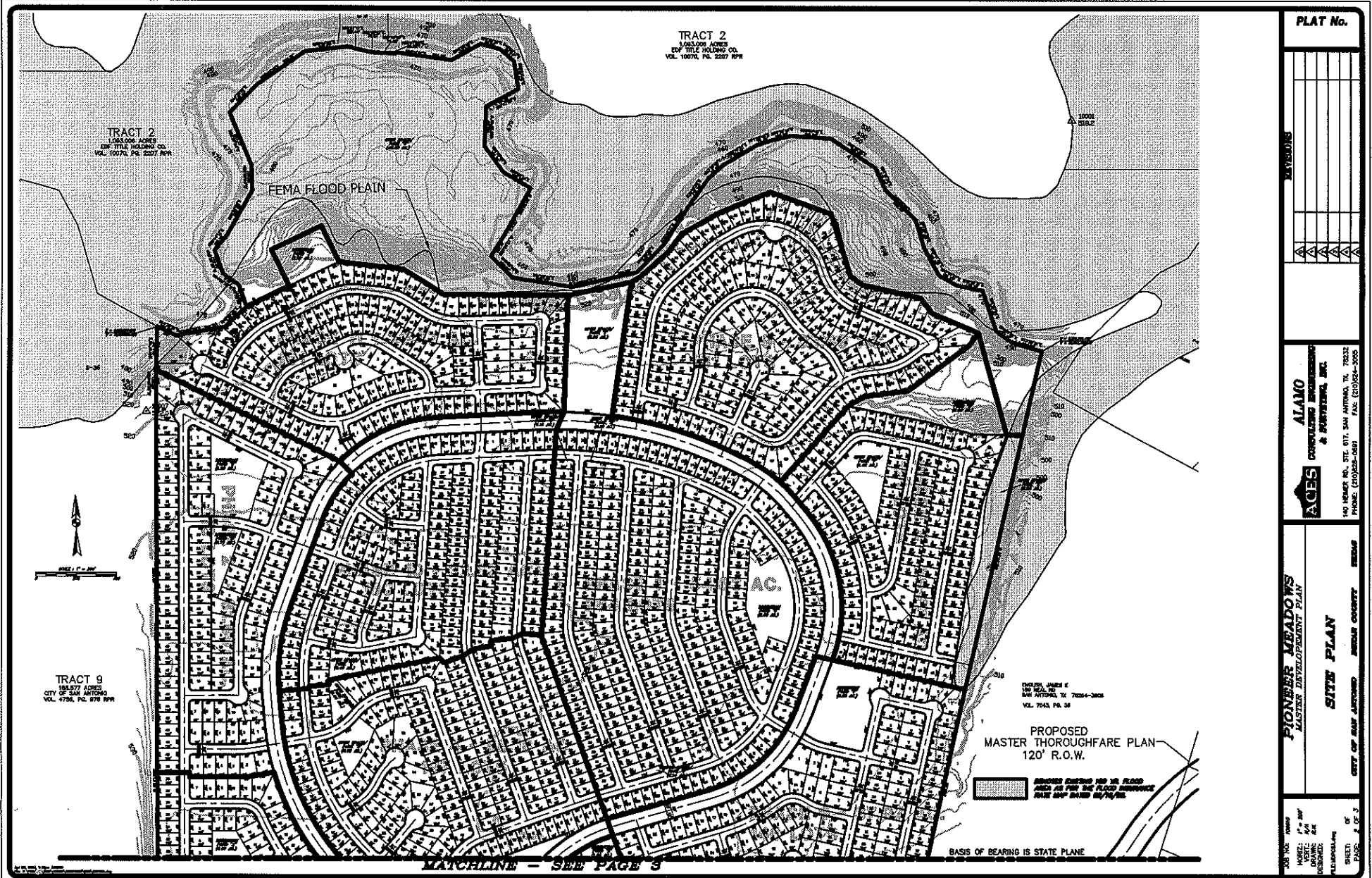
**LIBRARY OF THE** **CONGRESS** **READS**

JOB NO: 88888  
 HORIZ: 1" = 100'  
 VERT: 1" = 10'  
 DRAWN: BLS  
 DESIGNED:  
 SCALE: 1/4" = 1'-0"  
 SHEET: 1 OF 1





MATCHLINE - SEE PAGE 2



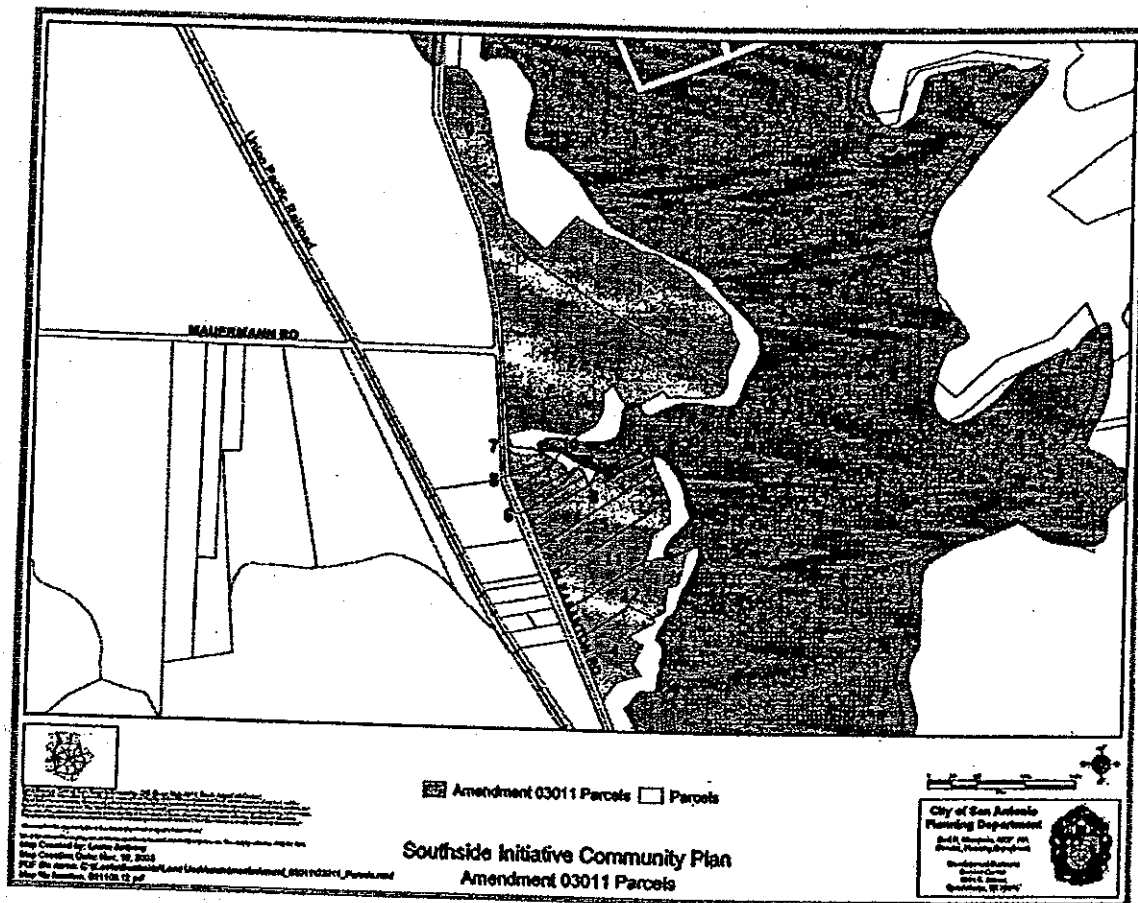




NJH: 01-08-04  
Item # 23. Amended

## EXHIBIT "A"

### Map of Area 1



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

(Continued)

Existing legal Description (PUD Only): \_\_\_\_\_

Existing zoning: N/A

Proposed zoning: RESIDENTIAL

Projected # of Phases: 8

Number of dwelling units (lots) by Phases: PHASE 1-105 UNITS, PHASE 2-61 UNITS, PHASE 3-167 UNITS  
PHASE 4-76 UNITS, PHASE 5-415 UNITS, PHASE 6-292 UNITS, PHASE 7-146 UNITS, PHASE 8-225 UNITS

Total Number of lots: 1422 divided by acreage: 229.46 = Density: 6.20

(PUD Only) Linear feet of street \_\_\_\_\_ ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: DIST. 3 School District: SOUTHSIDE Ferguson map grid: 716C6  
ISD

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name N/A No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name NONE No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: PAUL A. SCHROEDER Signature: 

Date: 05/03/04 Phone: 210-828-0691 Fax: 210-824-3055

January 1, 2003

Page 2 of 5

04 MAY - 6 AM 7:51  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR





**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 APR -7 PM 3:06

<b>Project ID Number:</b>	<b>Date Submitted:</b>
---------------------------	------------------------

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.  
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,  
please call the Neighborhood Action Department at (210) 207-7881.

*(Check One)*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)<br><input type="checkbox"/> MDP/ P.U.D. Plan (combination)<br><input type="checkbox"/> Master Plan Community District (MPCD)<br><input type="checkbox"/> Traditional Neighborhood Development (TND)<br><input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan<br><input type="checkbox"/> Mixed Used District (MXD)<br><input type="checkbox"/> Military Airport Overlay Zone (MAOZ)<br><input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br><input type="checkbox"/> Pedestrian Plan (PP)<br><input type="checkbox"/> Other: _____ |
|---|--|

***Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning  
Department Request for Review form (attached) for respective departments or agencies***

Project Name: PIONEER MEADOWS

Owner/Agent ESTATE OF WILLIAM T. MILLER Phone: 210-225-4461 Fax: 210-302-1534

Address: 430 SOUTH SANTA ROSA SAN ANTONIO, TX Zip code: 78207

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC. Phone: 210-828-0691 Fax: 210-824-3055

Address: 140 HEIMER ROAD, SUITE 617 SAN ANTONIO, TX Zip code: 78232

January 1, 2003



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

<b>Project ID Number:</b>	<b>Date Submitted:</b>
---------------------------	------------------------

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

CITY OF SAN ANTONIO  
OFFICE OF PLANNING  
DIRECTOR  
JAN 6 AM 7:51

*(Check One)*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)<br><input type="checkbox"/> MDP/ P.U.D. Plan (combination)<br><input type="checkbox"/> Master Plan Community District (MPCD)<br><input type="checkbox"/> Traditional Neighborhood Development (TND)<br><input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan<br><input type="checkbox"/> Mixed Used District (MXD)<br><input type="checkbox"/> Military Airport Overlay Zone (MAOZ)<br><input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br><input type="checkbox"/> Pedestrian Plan (PP)<br><input type="checkbox"/> Other: _____ |
|---|--|

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

Project Name: PIONEER MEADOWS

Owner/Agent: ESTATE OF WILLIAM T. MILLER Phone: 210-225-4461 Fax: 210-302-1534

Address: 430 SOUTH SANTA ROSA SAN ANTONIO, TEXAS Zip code: 78207

ALAMO CONSULTING ENGINEERING

Engineer/Surveyor: & SURVEYING, INC. Phone: 210-828-0691 Fax: 210-824-3055

Address: 140 HEIMER ROAD, SUITE 617 SAN ANTONIO, TX Zip code: 78232

January 1, 2003

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

(Continued)

Existing legal Description (PUD Only): \_\_\_\_\_

Existing zoning: N/A Proposed zoning: RESIDENTIAL

Projected # of Phases: ~~11~~ 13

Number of dwelling units (lots) by Phases: 2191

Total Number of lots: ~~2191~~ 1062 divided by acreage: ~~390.67~~ 231.85 = Density: ~~5.98~~ 4.59

(PUD Only) Linear feet of street \_\_\_\_\_  
☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: DIST 3 School District: SOUTHSIDE Ferguson map grid: 716C6  
ISD

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? NO

Name N/A No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name N/A No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name NONE No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

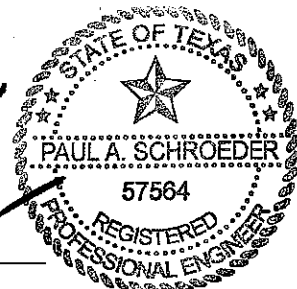
Print Name: PAUL A. SCHROEDER Signature: *Paul Schroeder*

Date: 04/05/04 Phone: 210-828-0691 Fax: 210-824-3055

January 1, 2003

Page 2 of 5

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 APR - 7 PM 3:08





**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

January 1, 2003

Page 3 of 5

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 MAY - 6 AM 7:51

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 APR - 7 PM 3:08

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
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- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
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- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 APR - 7 PM 3:08

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
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(PUD ONLY)
- (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
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  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

January 1, 2003

Page 4 of 5

04 MAY -6 AM 7:51  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR



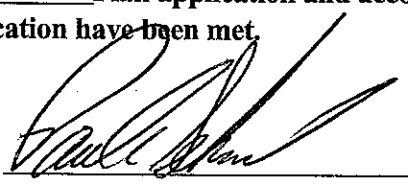
**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

I certify that the PIONEER MEADOWS Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: PAUL A. SCHROEDER

Signature: 

Date: 05/03/04

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873  
APPLICATION REVISED January 1, 2003

January 1, 2003

Page 5 of 5

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 MAY -6 AM 7:51



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano , Planner II (Even File number) Ernest Brown, Planner II (Odd file Number)  
(210) 207-5014, rlombroso @sanantonio.gov (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

**Date: JUNE 21, 2005**

(Check One)

**Project Name:** PIONEER MEADOWS SUBDIVISION **File#** \_\_\_\_\_

**Engineer/Surveyor:** ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

**Address:** 140 Heimer Rd., Suite 617 San Antonio, Texas **Zip Code:** 78232

**Phone:** 210-828-0691 **Fax:** 210-824-3055

**Contact Person Name:** Paul A. Schroeder **E-mail:** pas@aces-sa.com

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

**(Plats Only): 2 copies (folded) with Request for Review forms (attached)**

DEV. SERVICES  
2005 JUN 23 P 3:44



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

**TIA**

(Check One)

Date: 05/03/04

- ☒ Master Development Plan (MDP)  
☐ MDP P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Plat Certification Request  
 Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MOAZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other:

Project Name: PIONEER MEADOWS FILE # \_\_\_\_\_

(Plan Only): 4 copies (folded) with Request for Review form (attached) (1) Master Development  
 (1) Major Thoroughfare, (1) Neighborhood, (1) Historic Preservation

- To: ☐ Master Development Plan  
☐ Major Thoroughfare  
☐ Neighborhoods  
☐ Historic  
☐ Disability Access (Sidewalks)  
☐ Storm Water Engineering  
☐ SAWS Aquifer  
☐ Other: \_\_\_\_\_
- ☐ Street and Drainage  
☒ TIA  
☐ Zoning  
☐ Tree Preservation  
☐ Parks - Open Space  
☐ Fire Protection  
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file. This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee.

☐ I recommend approval

☒ I do not recommend approval

October 1, 2002

1

On AIT, I notified \_\_\_\_\_, the engineer/  
 subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

① Level 3 TIA required

John Ferguson 10/04  
 Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.  
 October 1, 2002 2



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

(Check One)

Date: 04/05/04

- ☒ Master Development Plan (MDP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Plat Certification Request

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MOAZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Case Managers: (Ernest Brown) Odd File Number

(Robert Lombardo) Even File Number

Project Name: PIONEER MEADOWS File# \_\_\_\_\_

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plat Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan  
☐ Major Thoroughfare  
☐ Neighborhoods  
☐ Historic  
☒ Disability Access (Sidewalks)  
☐ Storm Water Engineering  
☐ SAWS Aquifer  
☐ Other: \_\_\_\_\_
- ☐ Street and Drainage  
☒ TIA  
☐ Zoning  
☐ Tree Preservation  
☐ Parks - Open Space  
☐ Fire Protection  
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

BASED ON INFORMATION PROVIDED,  
A LEVEL THREE TIA IS REQUIRED.

John L. [Signature] Senior Eng. Tech 4-27-04  
Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.





City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

(Check One)

Date: 04/05/04

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)   | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)             | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)      | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                 | <input type="checkbox"/> Pedestrian Plan (PP)                 |
|   | <input type="checkbox"/> Other: _____                         |

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

**Case Managers: (Ernest Brown) Odd File Number**

**(Robert Lombardo) Even File Number**

**Project Name:** PIONEER MEADOWS **File#** \_\_\_\_\_

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

\_\_\_\_\_

**(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation**

- To:**
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage       |
| <input type="checkbox"/> Major Thoroughfare                 | <input type="checkbox"/> TIA                       |
| <input type="checkbox"/> Neighborhoods                      | <input type="checkbox"/> Zoning                    |
| <input type="checkbox"/> Historic                           | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> Disability Access (Sidewalks)      | <input type="checkbox"/> Parks – Open Space        |
| <input type="checkbox"/> Storm Water Engineering            | <input type="checkbox"/> Fire Protection           |
| <input type="checkbox"/> SAWS Aquifer                       | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____                       |  |

**Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

**City of San Antonio Planning Department use**

**FROM:** Michael O. Herrera, Special Projects Coordinator **Date:** \_\_\_\_\_

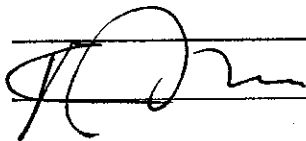
**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

04 APR - 7 PM 3:12  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

9/11/04

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: PROPOSED NEAL ROAD IS ON THE MTP AS  
IDENTIFIED BY THE APPROVED SOUTHSIDE INITIATIVE  
PLAN AND MAJOR THOROUGHFARE PLAN REQUIRING A  
MIN. OF 120' RGL. PROPOSED MDP ~~ADDRESSES~~ <sup>DOES NOT</sup> ADDRESS  
THOROUGHFARE. PROPOSED MDP NEED TO  
ADDRESSES 35-B101 ANNOTATIONS OF STREET  
TYPES AND DIM., IDENTIFICATION OF ADJACENT  
PROPERTY OWNERS (REMOVING NOTE: "188.71 AC.  
CONFISCATED BY THE CSA FOR TOYOTA."



Planner

05/2004

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

October 1, 2002



**MTP**

**City of San Antonio  
Planning Department  
Master Development Plan Section  
REQUEST FOR REVIEW**

(Check One)

Date: 05/03/04

☒ Master Development Plan (MDP)

☐ MDP/P.U.D. Plan (combination)

☐ Master Plan Community District (MPCD)

☐ Traditional Neighborhood Development (TND)

☐ Plat Certification Request

☐ P.U.D. Plan

☐ Mixed Used District (MXD)

☐ Military-Airport Overlay Zone (MOAZ)

☐ Manufactured Home Park Plan (MHPP)

☐ Pedestrian-Plan (PP)

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

☐ Other: \_\_\_\_\_

Project Name: PIONEER MEADOWS

FILE # \_\_\_\_\_

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To: ☐ Master Development Plan

☒ Major Thoroughfare

☐ Neighborhoods

☐ Historic

☐ Disability Access (Sidewalks)

☐ Storm Water Engineering

☐ SAWS Aquifer

☐ Other: \_\_\_\_\_

☐ Street and Drainage

☐ TIA

☐ Zoning

☐ Tree Preservation

☐ Parks - Open Space

☐ Fire Protection

☐ Bexar County Public Works

**Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

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This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee.

☐ I recommend approval

☒ I do not recommend approval

04 MAY - 6 AM 7:52

CITY OF SAN ANTONIO  
DEPT OF PLANNING  
OFFICE OF DIRECTOR

## REQUEST FOR REVIEW

(Cont.)

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input checked="" type="checkbox"/> Zoning                               | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

### City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

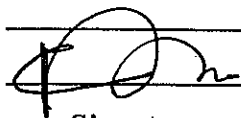
Date: \_\_\_\_\_

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☐ I recommend approval ☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: PROPOSED EXTENSION AND REALIGNMENT OF NEAL  
ROAD IS ON THE MTP REQUIRING A MIN. OF 120' ROAD. PROPOSED  
PLAN ADDRESSES THOROUGHFARE. PROPOSED PLAN NEED TO ADDRESS  
UDC 35-506(C) CLASSIFICATION / HIERARCHY OF ROADWAYS;  
35-506(C)(2) PROTECTION OF ROADWAYS; 35-6101 ANNOTATE  
MDP LIMITS, PHASING LIMITS, FLOOD PLAIN, etc.



Signature

Planner

Title

021505

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

(Check One)

Date: 04/05/04

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)   | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/P.U.D. Plan (combination)              | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)      | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                 | <input type="checkbox"/> Pedestrian Plan (PP)                 |
|   | <input type="checkbox"/> Other:                               |

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Case Managers: (Ernest Brown) Odd File Number  
(Robert Lombardo) Even File Number

Project Name: PIONEER MEADOWS File#

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plate Only): 4 copies (folded) with Request for Review form (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- |  |  |
|--|--|
| To: <input type="checkbox"/> Master Development Plan   | <input type="checkbox"/> Street and Drainage       |
| <input type="checkbox"/> Major Thoroughfare            | <input checked="" type="checkbox"/> TIA            |
| <input type="checkbox"/> Neighborhoods                 | <input type="checkbox"/> Zoning                    |
| <input type="checkbox"/> Historic                      | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space        |
| <input type="checkbox"/> Storm Water Engineering       | <input type="checkbox"/> Fire Protection           |
| <input type="checkbox"/> SAWS Aquifer                  | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other:                        |  |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator Date:

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

Updated: July 11, 2003

1

☐ I recommend approval ☒ I do not recommend approval

On , I notified , the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel #

Comments:

BASED ON INFORMATION PROVIDED,  
A LEVEL THREE TIA IS REQUIRED.

Signature Title Date 4-22-04

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Updated: July 11, 2003

2





City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

(Check One)

Date: 04/05/04

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)   | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)             | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)      | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
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| <input type="checkbox"/> Plat Certification Request                 | <input type="checkbox"/> Pedestrian Plan (PP)                 |
|   | <input type="checkbox"/> Other: _____                         |

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

**Case Managers: (Ernest Brown) Odd File Number**

**(Robert Lombrano) Even File Number**

Project Name: PIONEER MEADOWS

File# \_\_\_\_\_

Reference Any MDP's, POADP's, and PUD's associated with this project:

**(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,**  
**(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation**

**To:** ☐ Master Development Plan  
☒ Major Thoroughfare  
☒ Neighborhoods  
☒ Historic  
☐ Disability Access (Sidewalks)  
☒ Storm Water Engineering  
☐ SAWS Aquifer  
☒ Other: \_\_\_\_\_

☐ Street and Drainage  
☐ TIA  
☐ Zoning  
☐ Tree Preservation  
☐ Parks – Open Space  
☐ Fire Protection  
☐ Bexar County Public Works

**Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

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**City of San Antonio  
Planning Department  
Master Development Plan Section  
REQUEST FOR REVIEW**

(Check One)

Date: 04/05/04

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)   | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)             | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)      | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                 | <input type="checkbox"/> Pedestrian Plan (PP)                 |
|   | <input type="checkbox"/> Other: _____                         |
- Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

*Case Managers: (Ernest Brown) Odd File Number  
(Robert Lombrano) Even File Number*

Project Name: PIONEER MEADOWS File# \_\_\_\_\_

Reference Any MDP's, POADP's, and PUD's associated with this project:

\_\_\_\_\_

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- To:
- |  |   |
|--|---|
| <input type="checkbox"/> Master Development Plan       | <input type="checkbox"/> Street and Drainage                  |
| <input type="checkbox"/> Major Thoroughfare            | <input type="checkbox"/> TIA                                  |
| <input type="checkbox"/> Neighborhoods                 | <input type="checkbox"/> Zoning                               |
| <input type="checkbox"/> Historic                      | <input type="checkbox"/> Tree Preservation                    |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space                   |
| <input type="checkbox"/> Storm Water Engineering       | <input type="checkbox"/> Fire Protection                      |
| <input type="checkbox"/> SAWS Aquifer                  | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____                  |   |

*Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

04 APR - 7 PM 3:11  
 CITY OF SAN ANTONIO  
 PLANNING DEPARTMENT  
 OFFICE OF THE DIRECTOR



**City of San Antonio**  
**Planning Department**  
Master Development Plan Section



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

**Project/Plat I.D.**

#:

**Plat Name:**

PIONEER MEADOWS

**Project Engineers/Surveyors or Firm Name:**

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

**Address:**

140 HEIMER ROAD, SUITE 617, SAN ANTONIO, TEXAS 78232

**Phone #** 210-828-0691

**Fax #:** 210-824-3055

**E-mail:**

**Planning Department**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee (see letter)
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11 " Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

4 copies (folded) with **Planning Department Request for Review form** (attached):

(1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- **(Master Development Plans Only):** 15 copies (folded) with **Planning Department Request for Review form** (attached) for respective departments or agencies

- ☒ Master Development Plan
- ☒ Major Thoroughfare
- ☒ Neighborhoods ☐ Historic
- ☒ Disability Access (Sidewalks)
- ☒ Zoning
- ☒ SAWS Aquifer
- ☒ Storm Water Engineering

- ☒ Street and Drainage
- ☒ Traffic T.I.A.
- ☒ Building Inspection - Trees
- ☒ Parks - Open space
- ☒ Fire Protection
- ☒ Bexar County Public Works
- ☒ Other: \_\_\_\_\_

☐ Accepted

☐ Rejected

04 MAY -6 AM 7:51  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_

## Ernest Brown

---

**From:** Christopher Looney  
**Sent:** Wednesday, August 31, 2005 12:41 PM  
**To:** Ernest Brown  
**Cc:** Michael Herrera; Roderick Sanchez  
**Subject:** Pioneer Meadows MDP

Pioneer Meadows MDP

**Zoning: Approved**

**At the time of initial submittal, the area included within the currently proposed MDP was outside of the city limits, based upon the drawing submitted depicting the City Limit line drawn by a registered professional engineer.**

Thank you.

*Christopher Looney  
Senior Planner - Zoning/BOA  
Development Services Department  
City of San Antonio, Texas*

Development Services Department's goal is to provide the highest levels of customer satisfaction and your candid feedback is an integral part of our efforts to better serve you. We invite you to please take a few moments and tell us how we're doing. Please click on the following link to get to our survey. [Survey <http://www.sanantonio.gov/dsd/survey.asp>](http://www.sanantonio.gov/dsd/survey.asp)

## Ernest Brown

---

**From:** Patricia Wallace  
**Sent:** Tuesday, August 30, 2005 2:55 PM  
**To:** Christopher Looney  
**Cc:** Ernest Brown  
**Subject:** FW: Pioneer Meadows and Glen

It's my understanding that zoning is "vested" for these two developments (per the email below). Trish.

-----Original Message-----

**From:** Patricia Wallace  
**Sent:** Tuesday, August 16, 2005 9:11 AM  
**To:** Ernest Brown; Christopher Looney; 'pas@aces-sa.com'  
**Cc:** Michael Herrera  
**Subject:** Pioneer Meadows and Glen

Zoning: Not Applicable due to Vested Rights Approval

Mr. Shroeder -- It is my understanding from Michael Herrera that the property for which you are seeking MDP approval (Pioneer Glen and Pioneer Meadows) have received vested rights approval. Therefore, they are exempt from zoning laws currently in effect on these properties.

I have reviewed the lot layout on these plans. Should you chose to design a development that is in keeping with the spirit, if not the letter, of the CitySouth Community Plan, I am available to assist you with this. In general, this plan encourages either low density development in the form of large lots or Conservation Subdivisions which preserve large swaths of land or high density development that encourages a mix of housing types and a mix of commercial integrated into the residential pattern.

This area, because it is not currently located near major intersections is currently zoned FR (Farm and Ranch) which requires low density development. Under this scenario, Pioneer Meadows would be permitted to build a conservation subdivision with 115 homes on 50 acres. It would also be required to preserve, in perpetuity, 173 acres for these property owners through a conservation easement (which could also be used as ranch land).

Similarly Pionner Glen would be permitted to build 77 homes on 38 acres and preserve, in perpetuity, 116 acres for the property owners.

I realize this density is much lower than what is proposed on the MDP and bucks conventional wisdom, but it is a path that would still be available to the property owner should he/she feel in the future that the market would bear this style of development in this area.

\*\*\*\*\*

*Trish Wallace, AICP  
City of San Antonio  
Development Services, Zoning Division  
(210) 207-0215*



## Ernest Brown

---

**From:** Patricia Wallace  
**Sent:** Tuesday, August 30, 2005 2:56 PM  
**To:** Ernest Brown; Christopher Looney  
**Subject:** RE: PIONEER MEADOWS - PIONEER GLEN MDP'S

It's in CitySouth, but I think their original MDP was submitted before these areas were annexed. Trish.

-----Original Message-----

**From:** Ernest Brown  
**Sent:** Tuesday, August 30, 2005 2:54 PM  
**To:** Christopher Looney; Patricia Wallace  
**Subject:** RE: PIONEER MEADOWS - PIONEER GLEN MDP'S

This question was raised once before and I understood the answer to be no. Trish is that an affirmative.

-----Original Message-----

**From:** Christopher Looney  
**Sent:** Tuesday, August 30, 2005 2:49 PM  
**To:** Ernest Brown; Patricia Wallace  
**Subject:** FW: PIONEER MEADOWS - PIONEER GLEN MDP'S

Ernest and Trish,  
Is this in City South?  
I think you have this one Trish.  
Thanks,  
Chris

-----Original Message-----

**From:** Ernest Brown  
**Sent:** Tuesday, August 30, 2005 2:41 PM  
**To:** 'HAROLD'  
**Cc:** Michael Herrera; Richard Chamberlin; Christopher Looney; Kay Hinds  
**Subject:** RE: PIONEER MEADOWS - PIONEER GLEN MDP'S

Good afternoon Harold,

This is in response to your phone call this morning and this e-mail. As of yesterday 08/29/2005 MDP/MTP approved both of the above referenced project. The following are still outstanding:

Meadows  
TIA  
Zoning  
Glen  
Historic  
TIA

I hope this helped in answering your question(s) and or addressing your concern(s). If I can be of further assistance to you please contact me again.

Have a great day.

-----Original Message-----

**From:** HAROLD [mailto:hcar@aces-sa.com]

8/30/2005

**Sent:** Tuesday, August 30, 2005 1:10 PM  
**To:** Ernest Brown  
**Subject:** PIONEER MEADOWS - PIONEER GLEN MDP'S

Ernest, is there anything I can do/provide on the MDP's?

Thanks,

Harold Carrion  
Engineering Technician  
140 Heimer Rd. Suite 617  
San Antonio, Texas 78232  
210.828.0691  
[hcar@aces-sa.com](mailto:hcar@aces-sa.com)

## Ernest Brown

---

**From:** Christopher Looney  
**Sent:** Friday, July 16, 2004 12:09 PM  
**To:** Michael Herrera; Robert Lombardo; Ernest Brown  
**Subject:** FW: Pioneer Meadows MDP

Sorry guys. I just sent this, but forgot to cc you. Here it is:

-----Original Message-----

From: Christopher Looney  
Sent: Friday, July 16, 2004 12:08 PM  
To: 'STEVE'  
Cc: Roderick Sanchez  
Subject: RE: Pioneer Meadows MDP

Hi Mr. Bolner.

Sure. Using the drawing you provided, our GIS Department measured 1350 feet from the centerline of the Medina River as it appears on your engineered drawing. The northernmost Lots 5 through 14 in Phase 8 are situated in the City Limits. And the easternmost pie-shaped Lot 10 in the cul de sac in Phase 8 is also in the City Limits.

Thanks,  
Chris Looney

> > Pioneer Meadows MDP  
> >  
> > Zoning: Denied  
> > A portion of the subject property lies within the City Limits of San  
> Antonio and is zoned RP.  
> >  
> > Christopher Looney  
> > Senior Planner  
> City of San Antonio, Development Services

Can you please define the portion of Pioneer Meadows that lies within the City limits so that we may adjust the boundary to be in compliance with the UDC. Thanks

Steve Bolner  
ACES

**Ernest Brown**

---

**From:** Christopher Looney  
**Sent:** Monday, July 12, 2004 3:20 PM  
**To:** 'gmaenius@aces-sa.com'; 'dolle@aces-sa.com'  
**Cc:** Michael Herrera; Ernest Brown; Robert Lombrano; Roderick Sanchez; Florencio Pena; Patricia Wallace  
**Subject:** Pioneer Meadows MDP

Pioneer Meadows MDP

**Zoning: Denied**

**A portion of the subject property lies within the City Limits of San Antonio and is zoned RP.**

*Christopher Looney  
Senior Planner  
City of San Antonio, Development Services*

## Ernest Brown

---

**From:** Christopher Looney  
**Sent:** Monday, May 24, 2004 8:54 AM  
**To:** 'gmaenius@aces-sa.com'; 'dolle@aces-sa.com'  
**Cc:** Michael Herrera; Ernest Brown; Robert Lombrano; Roderick Sanchez; Florencio Pena; John Jacks; Patricia Wallace  
**Subject:** FW: Pioneer Meadows MDP

Regarding the Pioneer Meadows MDP zoning denial:

With a resubmitted plan depicting the city limit line (limited purpose annexation), and indicating the zoning for any portion of the subject property situated within the city limits (limited purpose annexation), we will be able to review and determine if the proposed MDP meets zoning guidelines.

Thank you,  
*Christopher Looney*  
*Senior Planner*  
*City of San Antonio, Development Services*

-----Original Message-----

**From:** Christopher Looney  
**Sent:** Wednesday, May 19, 2004 4:37 PM  
**To:** 'gmaenius@aces-sa.com'; 'dolle@aces-sa.com'  
**Cc:** Michael Herrera; Ernest Brown; Robert Lombrano; John Jacks; Roderick Sanchez; Florencio Pena  
**Subject:** Pioneer Meadows MDP

Pioneer Meadows MDP

### **Zoning: Denied**

It is unclear from wording and figures on the submitted documents if the subject property is entirely outside of the City Limits of the City of San Antonio or not.

*Christopher Looney*  
*Senior Planner*  
*City of San Antonio, Development Services*



## **Ernest Brown**

---

**From:** Christopher Looney  
**Sent:** Wednesday, May 19, 2004 4:37 PM  
**To:** 'gmaenius@aces-sa.com'; 'dolle@aces-sa.com'  
**Cc:** Michael Herrera; Ernest Brown; Robert Lombrano; John Jacks; Roderick Sanchez; Florencio Pena  
**Subject:** Pioneer Meadows MDP

Pioneer Meadows MDP

### **Zoning: Denied**

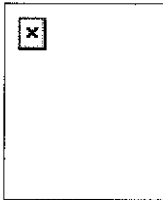
It is unclear from wording and figures on the submitted documents if the subject property is entirely outside of the City Limits of the City of San Antonio or not.

*Christopher Looney  
Senior Planner  
City of San Antonio, Development Services*

**Ernest Brown**

---

**From:** Joan Miller  
**Sent:** Wednesday, August 10, 2005 12:20 PM  
**To:** 'pas@aces-sa.com'  
**Cc:** Michael Herrera; Ernest Brown; Debbie Reid  
**Subject:** Pioneer Meadows aprovl



**CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 8/10/05

Subject: Pioneer Meadows Master Development Plan (AP 1141950)

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

1997 Tree Preservation ordinance

Streetscape standards on Master Thoroughfare

2003 Tree Preservation ordinance

Other Recommendations:

- Detention pond to include landscaping for aesthetics
- Buffer included between residential and multi-family and commercial development
- Pedestrian access to retail development

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

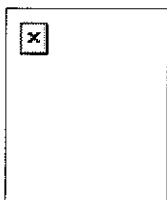
8/10/2005

*Joan Miller*  
Administrative Assistant II

**Ernest Brown**

---

**From:** Joan Miller  
**Sent:** Monday, July 18, 2005 10:46 AM  
**To:** 'pas@aces-sa.com'  
**Cc:** Ernest Brown; Michael Herrera  
**Subject:** Pioneer Meadows (resubmittal) dsprvl



**CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 7/18/05

**Subject: Pioneer Meadows (resubmittal) Master Development Plan, A/P #1141950**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

Copy of the MDP

Master Tree Stand Delineation Plan with basic non-committal information

\$75 Plan Review fee

Technical Review:

There are additional protected trees to be delineated

Square footage of project and of tree canopy area

Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

Other \_\_\_\_\_

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

7/18/2005



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 5/10/04

Subject: **Master Development Plan Pioneer Meadows, A/P #996550**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- X \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other \_\_\_\_\_

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

*Mark Bird*  
Special Projects Officer

## Ernest Brown

---

**From:** Mark C. Bird  
**Sent:** Tuesday, May 11, 2004 3:04 PM  
**To:** Ernest Brown  
**Cc:** Debbie Reid; Michael Herrera  
**Subject:** Pioneer Meadows dsprvl

Hey Ernest,  
I don't have a contact person for this MDP. Please forward the contact info so that I can send these comments.

Thanks,

Bird



Pioneer Meadows  
dsprvl.doc



## **Ernest Brown**

---

**From:** Ismael Segovia  
**Sent:** Tuesday, August 30, 2005 11:44 AM  
**To:** 'pas@aces-sa.com'  
**Cc:** Michael Herrera; Ernest Brown  
**Subject:** Pioneer Meadows MDP



MDP Pioneer  
Meadows Memo.doc

**Ismael B. Segovia, M.A.**  
**Planner II**  
**City of San Antonio**  
**Parks Project Services**

**Office: 210-207-2886**  
**Fax: 210-207-2720**  
PO Box 839966  
506 Dolorosa, Ste. 103  
San Antonio, Texas 78283

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**  
**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Ernest Brown, Planner II, Development Services Department  
**SUBJECT:** Pioneer Meadows Master Development Plan

**DATE:** August 30, 2005

I recommend approval of the Pioneer Meadows Master Development Plan.

Pioneer Meadows is a proposed subdivision of 662 single-family residential units and 400 multi-family residential units. Per UDC section 35-503 the required Parks or Open Space total requirement is 12.9 acres and this will be met with a total of 21.2 acres. Pioneer Meadows will be providing 17.7 acres during the development of the single-family units. An additional 3.5 acres will be provided for the multi-family units during the platting of this phase. The Park/Open space will be maintained by HOA as per UDC section 35-503(e)(2).

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department

# **CITY OF SAN ANTONIO**

## **PARKS AND RECREATION DEPARTMENT**

### **Interdepartmental Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department

**FROM:** John McDonald, Senior Planner

**COPIES:** File

**SUBJECT:** Pioneer Meadows Master Development Plan

**DATE:** May 11, 2004

I do not recommend approval of the Pioneer Meadows Master Development Plan.

Pioneer Meadows is a proposed subdivision of 1422 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Pioneer Meadows has a park dedication requirement of 12.5 acres of parkland or the equivalent fee in-lieu of dedication.

The applicant has identified eleven open space parcels on the submitted plan. None of these parcels meets the requirements of UDC 35-503.

The plan review fee of \$340.00 was not attached to the submittal.

Ernest Brown

---

**From:** John McDonald  
**Sent:** Tuesday, May 11, 2004 2:04 PM  
**To:** Michael Herrera; Ernest Brown  
**Cc:** 'pschroeder@aces-sa.com'  
**Subject:** Pioneer Meadows MDP



MEMO - MDP  
Pioneer Meadows.doc

*John McDonald*  
Senior Planner  
Park Project Services  
Parks and Recreation Department  
(210) 207-2886

**Want to raise smart kids? . . . there's an art to it.**

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

**Ernest Brown**

---

**From:** tsang@bexar.org  
**Sent:** Thursday, August 25, 2005 1:37 PM  
**To:** hcar@aces-sa.com; Ernest Brown  
**Cc:** Michael Herrera; RBrach@bexar.org  
**Subject:** RE: Pioneer Meadows \*\*Approval\*\*

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

-----Original Message-----

**From:** HAROLD [mailto:hcar@aces-sa.com]  
**Sent:** Thursday, August 25, 2005 9:38 AM  
**To:** Todd Sang  
**Subject:** Pioneer Meadows - Pioneer Glen

Todd, can I help by addressing any questions on Pioneer Meadows and Pioneer Glen that I delivered to you 8/23/05. MDP extension expires on 9/03/05.

Thanks,

Harold Carrion  
Engineering Technician  
140 Heimer Rd. Suite 617  
San Antonio, Texas 78232  
210.828.0691  
[hcar@aces-sa.com](mailto:hcar@aces-sa.com)



INFRASTRUCTURE SERVICES DEPARTMENT  
PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420  
San Antonio, Texas 78207-3188  
(210) 335-6700 • Fax (210) 335-6713

**MEMORANDUM**

DATE: August 25, 2005  
TO: Michael Herrera, Development Services MDP Division  
FROM: Bexar County Infrastructure Services Department  
SUBJECT: Pioneer Meadows Subdivision

---

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Pioneer Meadows Subdivision located north of Neal Road west of Pleasanton Road. Proposed to consist of 665 single-family residential, 400 multi-family residential and 24 acres commercial uses, this development is estimated to generate 19,293 average daily trips. Neal Road will be extended north through this development with four collector streets accessing the new extension.

The following improvements will be provided by the developer prior to completion of the Pioneer Meadows Subdivision:

- Neal Road will be extended north through this development as an Enhanced Secondary Arterial with 120 feet ROW.
- The existing westbound Neal Road will be realigned into the Enhanced Secondary Arterial, creating a perpendicular T-intersection.
- Care should be taken in the final design in order to reduce long residential streets which may encourage speeding.
- All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County or the City of San Antonio.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

  
Todd Sang  
Civil Engineer Assistant



MAJOR THOROUGHFARE

# CITY OF SAN ANTONIO

April 9, 2004

Mr. Paul Schroeder, P.E.

Alamo Consulting Engineering and Surveying, Inc.  
140 Heimer Road, Suite 617  
San Antonio, TX, 78232

Re: Pioneer Meadows

MDP#

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed referenced project Master Development Plan (MDP). Your submittal was not accepted based on the following:

- January 8, 2004 Interim Development Controls (IDC) were extended by city Ordinance # 98699, which set temporary restrictions on properties, located in the Southside Initiative Community Plan.

Your proposal lies in the IDC district as shown on exhibit "A". (See attachment)  
Please note that you can always resubmit a new application after the IDC have expired.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Rod Sanchez  
Development Services, Assistant Director  
RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Christina De La Cruz, P.E. Bexar County



AN ORDINANCE      **98699**

**AMENDING ORDINANCE NUMBER 97173, ORDINANCE NUMBER 97879 AND ORDINANCE NUMBER 98283 TO EXTEND INTERIM DEVELOPMENT CONTROLS TO APRIL 16, 2004 IN CERTAIN AREAS ANNEXED FOR LIMITED PURPOSES JANUARY 5, 2003 BY THE CITY OF SAN ANTONIO PENDING AMENDMENT OF THE MASTER PLAN AND ZONING OF THOSE AREAS.**

\* \* \* \* \*

**WHEREAS, the City Council annexed six areas for limited purposes effective on January 5, 2003; and**

**WHEREAS, officials working on city planning efforts have now completed the Southside Initiative Community Plan as a component of the Comprehensive Plan of the City and such plan has been approved by the City Council; and**

**WHEREAS, the City Council adopted interim development controls in Ordinance Number 97173 for a period of 180 days on February 5, 2003; and**

**WHEREAS, the City Council extended those interim development controls in Ordinance Number 97879 for a period of 60 days on June 26, 2003 to October 4, 2003; and from October 4, 2003 to January 16, 2004; and**

**WHEREAS, property owners have requested the extension of the Interim Development Controls on their properties in order to work with officials working on city planning efforts on land use amendments and alternative zoning proposals; and**

**WHEREAS, officials working on city planning efforts have found it necessary to amend the Southside Initiative Community Plan and anticipate that it will require additional time to present the amendment proposals to the Planning Commission and the City Council for consideration and adoption; and**

**WHEREAS, officials working on city planning efforts anticipate that it will require additional time to implement the Southside Initiative Community Plan by amending the Official Zoning Map of the City by presenting the new zoning proposals to the Zoning Commission and the City Council for consideration and adoption; and**

**WHEREAS, the City Council desires to ensure that development in the annexed areas is consistent with enhancing the quality of life, preserving desirable aesthetic features, and controlling both the rate and character of community growth through the careful and orderly development of property within the area; and**

WHEREAS, the City Council desires to not allow development activities which may have an adverse effect and which may subsequently be regulated; and

WHEREAS, the City Council wishes to preserve the status quo of certain properties as it considers amendments to the Official Zoning Map of the City; NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

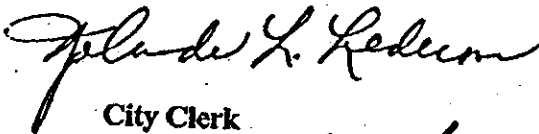
SECTION 1. Ordinance Number 97173, Ordinance Number 97879, and Ordinance Number 98283 are hereby amended to remain effective only until 11:59 o'clock, p.m. Central Daylight Time, April 16, 2004; provided, however, that this ordinance shall be terminated sooner if work on the master plan amendments and zoning changes are completed and submitted to the City Council so that the City Council is able to act at an earlier date. After April 16, 2004, this ordinance shall be of no effect.

SECTION 2. Ordinance Number 97173, Ordinance Number 97879, and Ordinance Number 98283 shall remain effective only for those properties more specifically described in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein for all purposes and shall be of no effect for any other properties located within the boundaries of the limited purpose annexation areas.

SECTION 3. This ordinance shall be immediately effective upon the affirmative vote of eight (8) or more members of the City Council. Otherwise it shall be effective the 18<sup>th</sup> day of January 2004.

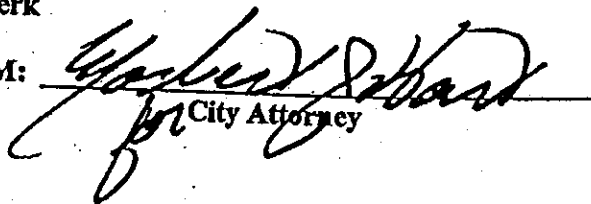
PASSED AND APPROVED this 8<sup>th</sup> day of January 2004.

ATTEST:

  
City Clerk

  
M A Y O R

APPROVED AS TO FORM:

  
City Attorney

## Dustin Finley

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**From:** Michael Herrera  
**Sent:** Thursday, December 09, 2004 9:45 AM  
**To:** Dustin Finley  
**Subject:** FW: Z2004148-2 today

**Importance:** High

Dustin, get the files for these projects and lets go over status.

**Michael O. Herrera**  
*Special Projects Coordinator*  
Development Services Department  
Master Development Plan  
mherrera@sanantonio.gov

-----Original Message-----

**From:** Patricia Wallace  
**Sent:** Thursday, December 09, 2004 9:14 AM  
**To:** John Jacks; Roderick Sanchez; Michael Herrera  
**Subject:** Z2004148-2 today

The last phase of the Southside Extension Zoning will be heard today. Whereas the property owners in Z2004148-1 received zoning they liked (MI-1), the property owner's today are not in favor of the proposed FR Farm & Ranch Zoning.

Emil will be at Council today and has asked that Development Services be prepared to address the status of plat and MDP submittals if it arises. I am not sure which property owners will speak today, but I presume all of them.

All of the properties being zoned today have either submitted plats or master development plans as follows:

Chacon: Plats 040415, 040414

Hubberd: Plat 040413

Texas Legacy: Plat 040412

La Nueva Bodega (Horatio Fernandez/Presto Tierra: Plats 040346 and 040345 (AppleWhite and Pleasanton Acres)

Miller MDPs: "Pioneer" Commercial, Industrial, Business Park, Glen, and Meadows

I will defer to you all as to the status of these and whether or not this issue needs to be addressed at the zoning meeting today if it is brought up.

\*\*\*\*\*

Trish Wallace  
City of San Antonio  
Development Services, Zoning Division  
(210) 207-0215



# CITY OF SAN ANTONIO

September 9, 2005

Paul Schroeder

Alamo Consulting Engineering and Surveying, Inc  
140 Heimer Road, Suite 617,  
San Antonio, TX 78232

Re: Pioneer Meadows Subdivision

MDP # 837

Dear Mr Schroeder:

The City Staff Development Review Committee has reviewed The Pioneer Meadows Subdivision Master Development Plan M.D.P. # 837. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- The acceptance of this Master Development Plan # 837 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code. (Article 6 35-630 to 35-634) We believe that cultural resources exist within the project area that should be documented before the project moves forward.
- The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Pioneer Meadows (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the south side of Neal Road, west of Pleasanton Road in south Bexar County. Proposed to consist of 695 single-family residential, 400 multi-

family residential and 24 acres commercial uses, this development is estimated to generate 20,389 average daily trips, and 1,922 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Meadows, at no cost to the City of San Antonio:

1. All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
2. All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
3. The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

It should be understood that the submitted TIA concurrent with the proposed Pioneer Meadows is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

- At the time of initial submittal, the area included within the currently proposed MDP was outside of the city limits, based upon the drawing submitted depicting the City Limit line drawn by a professional engineer.
- This project will be subject to the 1997 Tree Preservation ordinance, Streetscape standards on Master Thoroughfare and 2003 Tree Preservation ordinance.

Other Recommendations:

1. Detention pond to include landscaping for aesthetics
2. Buffer included between residential and multi-family and commercial development
3. Pedestrian access to retail development

- The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Pioneer Meadows Subdivision located north of Neal Road west of Pleasanton Road. Proposed to consist of 665 single-family residential, 400 multi-family residential and 24 acres commercial uses, this development is estimated to generate 19,293 average daily trips. Neal Road will be extended north through this development with four collector streets accessing the new extension.

The following improvements will be provided by the developer prior to completion of the Pioneer Meadows Subdivision:

1. Neal Road will be extended north through this development as an Enhanced Secondary Arterial with 120 feet ROW.
2. The existing westbound Neal Road will be realigned into the Enhanced Secondary Arterial, creating a perpendicular T-intersection.
3. Care should be taken in the final design in order to reduce long residential streets which may encourage speeding.
4. All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County or the City of San Antonio.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

Mr. Schroeder  
September 9, 2005  
Page 4

**ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Roderick J. Sanchez, AICP  
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services  
Arturo Villarreal Jr, P.E. Strom Water Engineering  
Christina De La Cruz, P.E., Public Works

**Ernest Brown**

---

**From:** Ernest Brown  
**Sent:** Wednesday, July 27, 2005 11:35 AM  
**To:** 'pas@acees-sa.com'  
**Cc:** Michael Herrera  
**Subject:** Pioneer Meadows Re-submittal MDP

Good morning Mr. Schroeder,

The following are the review comments from MDP/MTP division of Development Services.

MDP/MTP does not approve of the above reference MDP for the following reasons:

Proposed plan need to address UDC 35-506(c) Classification /Hierarchy of Roadways

UDC 35-506(e)(2) Projection of Roadways and

UDC 35-B101, annotate MDP limits, phasing limits, floodplain, etc..

I hope this helped. If I can be of further assistance to you please feel free to contact me again.

Have a great day.



## Ernest Brown

---

**From:** Kay Hinds  
**Sent:** Thursday, August 18, 2005 11:02 AM  
**To:** Michael Herrera  
**Cc:** Ernest Brown; 'pas@aces-sa.com'; 'hcar@aces-sa.com'  
**Subject:** Pioneer Meadows Subdivision MDP  
  
**Importance:** High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We believe that cultural resources exist within the project area that should be documented before the project moves forward. If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

## Ernest Brown

---

**From:** Kay Hinds  
**Sent:** Thursday, December 09, 2004 11:33 AM  
**To:** Michael Herrera  
**Cc:** Ernest Brown; Dustin Finley  
**Subject:** Pioneer Meadows MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We do not approve at this time. Please find attached our letter review.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Pioneer Meadows  
MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera  
From: Kay Hindes, Planner II/Archaeologist, Planning Department  
Copy: Historic Preservation Office Files  
Subject: Pioneer Meadows MDP  
Date: 12-8-2004

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code. The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that a previously recorded archaeological site, 41BX540 a prehistoric site with standing and/or ruined historical structures has been identified within/nearby the above referenced property. **Site 41BX540 is a State Archeological Landmark and thus falls under the Antiquities Code of Texas.** It is not clear however at this time if the portion of site 41BX540 that may lie outside property owned by the SAWS is part of the SAL. This should be clarified. Upon clarification, if that portion of the site outside the SAWS boundaries is found to not be significant, after the HPO/SHPO concurs, development may proceed throughout the property. Upon concurrence by the HPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan.

The project area has received intensive archaeological investigations, and as such, no additional recorded sites lie within the project area. However, as per above, before any construction work occurs near the site, a plan for avoidance or mitigation may be necessary for site 41BX540. This plan should be prepared and submitted to the HPO and SHPO for review. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

## Dustin Finley

---

**From:** Kay Hinds  
**Sent:** Thursday, December 09, 2004 11:33 AM  
**To:** Michael Herrera  
**Cc:** Ernest Brown; Dustin Finley  
**Subject:** Pioneer Meadows MDP

Mike:

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If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Pioneer Meadows  
MDP.doc (26 KB...

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera  
From: Kay Hindes, Planner II/Archaeologist, Planning Department  
Copy: Historic Preservation Office Files  
Subject: Pioneer Meadows MDP  
Date: 12-8-2004

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If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

---

Sincerely,

Kay Hindes, Archaeologist/Planner II



# CITY OF SAN ANTONIO

January 5, 2005

Mr. Paul A. Schroeder, P.E.  
Alamo Consulting Engineers and Surveying, Inc.  
140 Heimer Road #617  
San Antonio, TX 78232

Re: Pioneer Meadows

Proposed MDP/POADP

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed your proposed Pioneer Meadows MDP and found it to be non-compliant with the City of San Antonio Unified Development Code (UDC) and is here by denied based on the following findings and determinations:

**Master Development Plan/Major Thoroughfare:**

Proposed Neal Road is on the MTP requiring a min. of 120' ROW. The proposed plan does not address correct alignment and or ROW dedication. Proposed MDP does not comply with UDC Section 35-B101, annotation of street types and dimensions; nor identification of adjacent property owners.

**Historic:**

The Texas Sites Atlas indicates that a previously recorded archaeological site, 41BX540 a prehistoric site with standing and /or ruined historical structures has been identified within/nearby this project. Site 41BX540 is a State Archeological landmark and thus falls under the Antiquities Code of Texas.

**Disability Access (Sidewalks):**

Provide a "General Note" to plan that sidewalks will be instated in the public ROW per UDC Article 5, Division 2: 35-506(q)

**Storm Water Engineering:**

This project is in the Dam Breach Inundation area.

**TIA:**

A level 3 TIA is required.

**ZONING:**

A portion of the subject property lies within the City Limits of San Antonio and is zoned RP.

**Tree Preservation:**

Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Mater Tree Stand Delineation Plan with basic non-committal information

\$75 Plan review fee

Mr. Paul Schroeder  
January 5, 2005  
Page 2

Basic information of types of dominant trees i.e. Live Oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

**Parks- Open Space:**

The applicant has identified eleven open space parcels on the submitted plan. None of these parcels meets the requirements of the UDC 35-503.

The plan review fee of \$340 was not attached to the submittal.

**Bexar County Public Works:**

Need to comply with the Major Thoroughfare Plan. Currently Neal Road shown as being aligned through existing homes.

You have the right to appeal the decision of the Director before the Planning Commission as outlined in Chapter 35, Article 4, Division 2, section 35-412 Master Development Plan (d) Decision, (2) Appeal, of the Unified Development Code for the city of San Antonio.

Sincerely,



Roderick J. Sanchez, AICP  
Assistant Director, Development Services

cc: Bob Opitz, P. E., Development Services  
Richard De La Cruz, P.E., Development Services  
Arturo Villarreal Jr, P.E. Storm Water Engineering  
John McDonald, Senior Planner Parks Department  
Christina De La Cruz, P.E. Bexar County



MAJOR THOROUGHFARE

# CITY OF SAN ANTONIO

April 9, 2004

Mr. Paul Schroeder, P.E.

Alamo Consulting Engineering and Surveying, Inc.  
140 Heimer Road, Suite 617  
San Antonio, TX, 78232

Re: Pioneer Meadows

MDP#

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed referenced project Master Development Plan (MDP). Your submittal was not accepted based on the following:

- January 8, 2004 Interim Development Controls (IDC) were extended by city Ordinance # 98699, which set temporary restrictions on properties, located in the Southside Initiative Community Plan.

Your proposal lies in the IDC district as shown on exhibit "A". (See attachment)  
Please note that you can always resubmit a new application after the IDC have expired.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Rod Sanchez  
Development Services, Assistant Director  
RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Christina De La Cruz, P.E. Bexar County



AN ORDINANCE      **98699**

**AMENDING ORDINANCE NUMBER 97173, ORDINANCE NUMBER 97879 AND ORDINANCE NUMBER 98283 TO EXTEND INTERIM DEVELOPMENT CONTROLS TO APRIL 16, 2004 IN CERTAIN AREAS ANNEXED FOR LIMITED PURPOSES JANUARY 5, 2003 BY THE CITY OF SAN ANTONIO PENDING AMENDMENT OF THE MASTER PLAN AND ZONING OF THOSE AREAS.**

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**WHEREAS**, the City Council annexed six areas for limited purposes effective on January 5, 2003; and

**WHEREAS**, officials working on city planning efforts have now completed the Southside Initiative Community Plan as a component of the Comprehensive Plan of the City and such plan has been approved by the City Council; and

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**WHEREAS**, the City Council extended those interim development controls in Ordinance Number 97879 for a period of 60 days on June 26, 2003 to October 4, 2003; and from October 4, 2003 to January 16, 2004; and

**WHEREAS**, property owners have requested the extension of the Interim Development Controls on their properties in order to work with officials working on city planning efforts on land use amendments and alternative zoning proposals; and

**WHEREAS**, officials working on city planning efforts have found it necessary to amend the Southside Initiative Community Plan and anticipate that it will require additional time to present the amendment proposals to the Planning Commission and the City Council for consideration and adoption; and

**WHEREAS**, officials working on city planning efforts anticipate that it will require additional time to implement the Southside Initiative Community Plan by amending the Official Zoning Map of the City by presenting the new zoning proposals to the Zoning Commission and the City Council for consideration and adoption; and

**WHEREAS**, the City Council desires to ensure that development in the annexed areas is consistent with enhancing the quality of life, preserving desirable aesthetic features, and controlling both the rate and character of community growth through the careful and orderly development of property within the area; and

WHEREAS, the City Council desires to not allow development activities which may have an adverse effect and which may subsequently be regulated; and

WHEREAS, the City Council wishes to preserve the status quo of certain properties as it considers amendments to the Official Zoning Map of the City; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

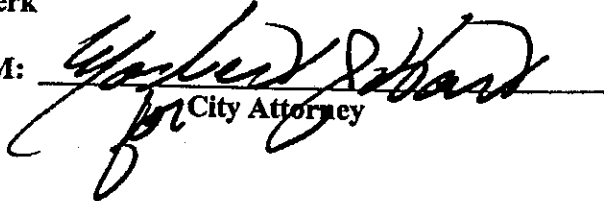
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**SECTION 2.** Ordinance Number 97173, Ordinance Number 97879, and Ordinance Number 98283 shall remain effective only for those properties more specifically described in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein for all purposes and shall be of no effect for any other properties located within the boundaries of the limited purpose annexation areas.

**SECTION 3.** This ordinance shall be immediately effective upon the affirmative vote of eight (8) or more members of the City Council. Otherwise it shall be effective the 18<sup>th</sup> day of January 2004.

**PASSED AND APPROVED** this 8<sup>th</sup> day of January 2004.

ATTEST:  **M A Y O R**  
City Clerk

APPROVED AS TO FORM:   
City Attorney

April 9, 2004

Mr. Paul A. Schroeder

Alamo Consulting Engineering and Surveying, Inc.  
140 Heimer Road, Suite 617  
San Antonio, TX 78232

Re: Pioneer Meadows

Proposed MDP

Dear Mr. Schroeder:

On April 7, 2004, your firm submitted the above referenced MDP plan project application. The City Staff Development Review Committee has reviewed your proposed Pioneer Meadows subdivision MDP. Upon the completeness review process, your plan was not accepted based on the following findings and determinations:

- On February 6, 2003 through ordinance 97173, an Interim Development Control (IDC) was established in areas annexed January 5, 2003 by the City of San Antonio for Limited Purpose, temporarily restricting the power of Landowners to file an application for a permit, as defined in chapter 245 of the Texas Local Government Code. There were several amending ordinances (97879, and 98283), passed to extend the IDC, pending the Zoning of certain areas in the annexed areas. On January 8, 2004 another extension of the IDC by ordinance # 98699 was passed amending the previous ordinances by the City of San Antonio. This extension is pending the zoning of certain areas in the annexed area, amending the master plan for the areas, and considers and adopts some development regulations necessary to implement the adopted plan for the annexed areas. The extension of the IDC by the aforementioned ordinance is to expire April 16, 2004. However, this finding has rendered this Committee to determine that it is unable to accept this submittal at this time, therefore denying the above reference project.

Please reference the attached documents of the ordinances and maps outlining the aforementioned findings.

Page 2  
Mr. Schroeder  
April 9, 2004

As per Chapter 35 of the UDC, Article 4, section 35-412 Master Development Plan (e) Approval Criteria.

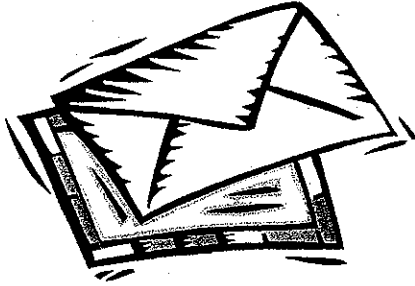
*"No Master Development Plan shall be approved unless it conforms to all applicable requirements of Article 5 of this chapter. The Director must approve a Master Development Plan that is required to be prepared under this Section and that satisfies all applicable regulations."*

You have the right to appeal the decision of the Director before the Planning Commission per UDC, Article 4, section 35-412 Master Development Plan (d) Decision, (2) Appeal.

Sincerely,

Roderick J. Sanchez, AICP  
Assistant Director, Development Services

cc: Bob Opitz, P. E., Development Services  
Richard De La Cruz, P.E., Development Services  
Arturo Villarreal Jr, P.E. Strom Water Engineering  
John McDonald, Senior Planner Parks Department  
Christina De La Cruz, P.E. Bexar County



*Item for Pick-up!*

For: Alamo Consulting Eng.

Paul Schroeder, Pioneer Glen  
Pioneer Meadows

From: MDP

Dustin R. Finley

*Shir Boh*  
*2/22/05*

FW Pioneer Meadows MDP Z

From: Christopher Looney  
Sent: Friday, July 16, 2004 12:09 PM  
To: Michael Herrera; Robert Lombardo; Ernest Brown  
Subject: FW: Pioneer Meadows MDP

Sorry guys. I just sent this, but forgot to cc you. Here it is:

-----Original Message-----

From: Christopher Looney  
Sent: Friday, July 16, 2004 12:08 PM  
To: 'STEVE'  
Cc: Roderick Sanchez  
Subject: RE: Pioneer Meadows MDP

Hi Mr. Bolner.

Sure. Using the drawing you provided, our GIS Department measured 1350 feet from the centerline of the Medina River as it appears on your engineered drawing. The northernmost Lots 5 through 14 in Phase 8 are situated in the City Limits. And the easternmost pie-shaped Lot 10 in the cul de sac in Phase 8 is also in the City Limits.

Thanks,  
Chris Looney

> > Pioneer Meadows MDP  
> >  
> > Zoning: Denied  
> > A portion of the subject property lies within the City Limits of San Antonio and is zoned RP.  
> >  
> > Christopher Looney  
> > Senior Planner  
> > City of San Antonio, Development Services

Can you please define the portion of Pioneer Meadows that lies within the City limits so that we may adjust the boundary to be in compliance with the UDC. Thanks

Steve Bolner  
ACES

**From:** Ernest Brown  
**Sent:** Thursday, January 27, 2005 4:26 PM  
**To:** 'pas@aces-sa.com'  
**Cc:** Michael Herrera; Roderick Sanchez  
**Subject:** Pioneer Meadows and Pioneer Glen sub. MDP  
Good afternoon Mr. Schroeder,

I have received your letter dated January 18, 2005, on January 26, 2005, referencing the above subject matter. In accordance to your letter you mentioned a phone conversation between you and myself. Currently I have a vague memory of that conversation, so, please forgive my faulty memory. I do remember someone calling asking for status on the above referenced projects and I believe I gave it to them by phone conversation. I respond to those types of calls regularly. I do not remember being aware of having to follow up with an e-mail. If that was the case I apologize. However, I do have on record a meeting that was held 10/18/2004, where you was in attendance and the status of the project was discussed in great detail along with the thoroughfare issue of Neal road. Each agency and department e-mailed their comments to you directly with regards to the MDP projects reviews and comments. As of the date of the recent denial letter (January 5, 2005) that was sent to you, there has been no recorded activity or change of status since that aforementioned meeting. The denial letters do outline the current status of the project and reasons for denial. Please note that the status has not changed since that meeting or even the phone conversation/e-mail dated 12/22/2004 you mentioned in your letter.

In addition, UDC appendix C, outline the plan review fees for all required reviewing agencies and or departments, along with the application process and forms.

The denial letter still stands. I believe it included your options if you disagree with the findings as outlined in the denial letter along with the cited section in the code.

I will follow up this e-mail with a phone call to you to discuss this matter as you have requested. I hope this answered your questions and or addressed your concerns with regards to the above referenced project and your letter dated January 18, 2005. If I can be of further assistance to you please contact me again. The below attachments are copies of the above referenced letter and sign-in sheet of the above referenced meeting.

Have a great day.



3717\_001.pdf



3718\_001.pdf

Pioneer Business Park disaprvl TREES

From: Mark C. Bird

Sent: Wednesday, June 16, 2004 3:04 PM

To: Debbie Reid

Cc: Robert Opitz; Michael Herrera; Robert Lombrano

Subject: Pioneer Business Park disaprvl



**From:** Arturo Villarreal  
**Sent:** Thursday, April 29, 2004 9:38 AM  
**To:** Ernest Brown; Robert Lombrano; Paul Schroeder (E-mail)  
**Cc:** Michael Herrera; Lyndon Duano; Arturo Villarreal  
**Subject:** Pioneer Meadows MDP

Attached are comments made by Storm Water Engineering regarding the above referenced "proposed" MDP. This review does not constitute approval and was done as a courtesy to prepare for future submittals. Specific floodplain (UDC) compliance requirements shall be submitted at time of platting.



MR-PioneerMeadow  
s.pdf

## City of San Antonio

### Interdepartmental Correspondence Sheet

TO:	Michael Herrera
FROM:	Lyndon Duano
COPIES TO:	Arturo Villarreal P.E., Christi Tanner, P.E., (Paula Schroeder, P.E., Alamo Consulting Engineering)
SUBJECT:	Pioneer Meadows Subdivision(MDP) Medina River Watershed

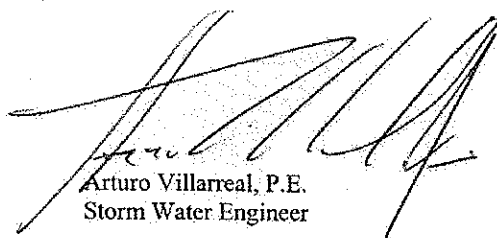
April 12, 2004

Storm Water Engineering has reviewed above reference project based on the submittal dated April 12, 2004 and the following comment:


1. Since the submittal did not provide drainage study of the Medina River floodplain, provide signature of Owner and Engineer at the MDP Plan with the following note.

"The floodplain limits on this Master **Development** Plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code."

Should you have any question please call me at 207-8052.



Arturo Villarreal, P.E.  
Storm Water Engineer



Lyndon Duano  
Engineering Associate

**From:** Christopher Looney  
**Sent:** Wednesday, May 19, 2004 4:37 PM  
**To:** 'gmaenius@aces-sa.com'; 'dolle@aces-sa.com'  
**Cc:** Michael Herrera; Ernest Brown; Robert Lombrano; John Jacks; Roderick Sanchez; Florencio Pena  
**Subject:** Pioneer Meadows MDP  
Pioneer Meadows MDP

**Zoning: Denied**

It is unclear from wording and figures on the submitted documents if the subject property is entirely outside of the City Limits of the City of San Antonio or not.

*Christopher Looney  
Senior Planner  
City of San Antonio, Development Services*

**From:** Christopher Looney  
**Sent:** Monday, July 12, 2004 3:20 PM  
**To:** 'gmaenius@aces-sa.com'; 'dolle@aces-sa.com'  
**Cc:** Michael Herrera; Ernest Brown; Robert Lombrano; Roderick Sanchez;  
Florencio Pena; Patricia Wallace  
**Subject:** Pioneer Meadows MDP  
Pioneer Meadows MDP

**Zoning: Denied**

**A portion of the subject property lies within the City Limits of San Antonio and is zoned RP.**

*Christopher Looney  
Senior Planner  
City of San Antonio, Development Services*

**From:** Todd Sang  
**Sent:** Tuesday, April 27, 2004 2:44 PM  
**To:** Michael Herrera; Robert Lombrano; Ernest Brown; Richard De La Cruz  
**Cc:** Joe Nix (E-mail)  
**Subject:** Pioneer Meadows\*\*Disapproval\*\*  
Please see attached



2004TIA0440.jpg

*Todd Sang  
City of San Antonio  
Development Services Engineering  
1901 S. Alamo  
San Antonio, TX 78204  
Phone: (210) 207-7741  
Fax: (210) 207-6073*

**From:** Armando Garcia (Pub Works)  
**Sent:** Tuesday, September 14, 2004 2:34 PM  
**To:** Ernest Brown; Michael Herrera  
**Cc:** Arturo Villarreal; Terrance Jackson  
**Subject:** PioneerMeadowsSubdivisionMDP



PioneerMeadows.P  
DF

*Armando V. Garcia Jr.*  
Storm Water Engineering Technician  
City of San Antonio/Dept. of Public Works  
(210) 207-5033/ FAX (210) 207-6553  
ArmandoG@sanantonio.gov

## City of San Antonio


### Interdepartmental Correspondence Sheet

<b>TO:</b>	<b>Michael Herrera</b>
<b>FROM:</b>	<b>Terrance Jackson, P.E.</b>
<b>COPIES TO:</b>	<b>Ernest Brown, Arturo Villareal, P.E., Paul Schroeder, P.E., File</b>
<b>SUBJECT:</b>	<b>Pioneer Meadows Subdivision, MDP Alamo Consulting Engineering and Surveying, Inc., File</b>

September 14, 2004

Storm Water Engineering has reviewed the MDP Plan for Pioneer Meadows Subdivision, comments are as follows:

This development is within the inundation limits resulting from a breach of Lake Medina Dam when routing the Probable Maximum Flood. This design event is promulgated by Chapter 299 Rules of the Texas Administrative Code as administered by TCEQ for high hazard dams. Residential construction is not allowed within the dam breach zone. Therefore, please submit your MDP for commercial development by paying due diligence concerning flood proofing measures that might be required.

  
Terrance Jackson, P.E.  
Storm Water Engineering

RE Pioneer Meadows and Pioneer Glen sub. MDP EB

From: Ernest Brown  
Sent: Tuesday, February 22, 2005 8:46 AM  
To: 'Paul'  
Cc: Michael Herrera  
Subject: RE: Pioneer Meadows and Pioneer Glen sub. MDP

Good morning Paul,

I have attempted to respond to this e-mail by phone this morning about 8:20am. Unfortunately I was unable to speak with you and therefore left a message on your audix.

I am sort of confused on your responses. I just don't remember you having those stated conversations of response with me. However, the denial letter was issued in accordance to UDC criteria. Those criteria I cited in the denial letter. You do have a vehicle to disagree as I have cited in the denial letter. You may also discuss this issue with Mr. Michael Herrera or we can meet.

I hope this helped and I look forward to your return phone call to discuss this further if you desire.

Have a great day.

-----Original Message-----

From: Paul [mailto:pas@aces-sa.com]  
Sent: Friday, February 18, 2005 6:25 PM  
To: Ernest Brown  
Cc: Michael Herrera  
Subject: RE: Pioneer Meadows and Pioneer Glen sub. MDP

Mr. Brown,

Yes, I was one of the many phone calls you answered, thank you!

In that conversation you stated that you were reviewing several projects as to the status of their denial. I asked that you contact me before a formal notice was issued. I noted that we had finally worked out a revised master plan with the owner that would comply with the Major Thoroughfare Plan. As soon those changes were approved by Mr. De La Cruz we were intending to respond to the other concerns.

I remember the meeting on 10-18-04 well, the main topic covered was the alignment of Neal Rd. It was stated that the alignment would need to be settled prior to an approval of the MDP. No other City entities delivered comments at this meeting. The only correspondences that I have record of is from Historical and Storm Water, which were not received at the meeting. I asked Ms. Hines for clarification on the regulation for Historical requirements. She indicated that these regulations are through zoning in the UDC. I asked her to advise if zoning applies in the ETJ. I still haven't received a response. The Storm Water response is pending a solution to Neal Rd. Once approved by Mr. De La Cruz, the other items will be addressed.

I received an email from you listing the denials from each department, but my request was for the comments that led to the denials. I have not received a letter dated Jan. 5 regarding a denial. Is this just another list of the same?

Is my email correspondence with Mr. De La Cruz not evidence of further progress on this subject? Is my letter to you considered further progress? In my letter I was requesting the latest comments so that I may complete my responses!

A telephone conversation, as noted, on this subject would be appreciated.



RE Pioneer Meadows and Pioneer Glen sub. MDP EB  
Paul A. Schroeder, P.E., R.P.L.S.

ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.  
140 Heimer Rd., Ste. 617  
San Antonio, TX 78232  
210.828.0691 (p)  
210.824.3055 (f)

-----Original Message-----

From: Ernest Brown [mailto:ernestb@sanantonio.gov]  
Sent: Thursday, January 27, 2005 4:26 PM  
To: pas@aces-sa.com  
Cc: Michael Herrera; Roderick Sanchez  
Subject: Pioneer Meadows and Pioneer Glen sub. MDP

Good afternoon Mr. Schroeder,

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Have a great day.

<<3717\_001.pdf>> <<3718\_001.pdf>>

RE Pioneer Meadows and Pioneer Glen sub. MDP ENG  
From: Paul [pas@aces-sa.com]  
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Paul A. Schroeder, P.E., R.P.L.S.

ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.  
140 Heimer Rd., Ste. 617  
San Antonio, TX 78232  
210.828.0691 (p)  
210.824.3055 (f)

-----Original Message-----

From: Ernest Brown [mailto:ernestb@sanantonio.gov]  
Sent: Thursday, January 27, 2005 4:26 PM  
To: pas@aces-sa.com  
Cc: Michael Herrera; Roderick Sanchez  
Subject: Pioneer Meadows and Pioneer Glen sub. MDP

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RE Pioneer Meadows and Pioneer Glen sub. MDP ENG  
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contact me again. The below attachments are copies of the above referenced  
letter and sign-in sheet of the above referenced meeting.

Have a great day.

<<3717\_001.pdf>> <<3718\_001.pdf>>

Read Pioneer MDP Eng

From: Paul [pas@aces-sa.com]  
Sent: Monday, October 04, 2004 12:00 PM  
To: Michael Herrera  
Subject: Read: Pioneer MDP

This is a receipt for the mail you sent to  
"Paul" <pas@aces-sa.com> at 10/4/2004 11:07 AM

This receipt verifies that the message has been displayed on the recipient's  
computer at 10/4/2004 12:00 PM

**From:** Paul [pas@aces-sa.com]  
**Sent:** Monday, October 04, 2004 12:12 PM  
**To:** Michael Herrera  
**Subject:** Re: Pioneer MDP

I was not questioning the City's response time, only the limitation on processing. Also, I don't feel I have exhausted all means to resolve outstanding issues. We are currently trying to set up a meeting with Mr. Burman.

Thank you for your help!

Paul

----- Original Message -----

**From:** Michael Herrera  
**To:** Paul  
**Cc:** Roderick Sanchez  
**Sent:** Monday, October 04, 2004 11:07 AM  
**Subject:** RE: Pioneer MDP

Mr. Schroeder, the City of San Antonio, Development Services Department, MDP division, has responded to your application well within the allotted 30 working day technical review.

As per our previous conversation via phone and email, you requested and were given the opportunity to resolve all issues with each department your plans failed to satisfy.

The tracking system shows all of your plans are in conflict with TIA requirements.

If you feel you have exhausted all means to resolve any and all outstanding issues, you can request a formal letter of denial for each project.

You then have the option to appeal to the Planning Commission.

As for the life expectancy of your projects they can continue as long as you work towards resolving all problems.

If you have any other questions you can contact me at 207-7038

**Michael O. Herrera**  
*Special Projects Coordinator*  
 Development Services Department  
 Master Development Plan  
 mherrera@sanantonio.gov

-----Original Message-----

**From:** Paul [mailto:pas@aces-sa.com]  
**Sent:** Monday, October 04, 2004 10:14 AM  
**To:** Michael Herrera  
**Subject:** Pioneer MDP

Mr. Herrera,

The processing of the MDP reviews for the Pioneer projects is proceeding very slowly. I am concerned that applications for these projects may expire. Is there a time limitation on this process? You noted before that the negotiations on the Through-a-Fare could take a long time. How does this effect the process?

Alamo Consulting Engineering and Surveying, Inc.

Paul A. Schroeder, P.E., R.P.L.S.

## Ernest Brown

---

**From:** Patricia Wallace  
**Sent:** Tuesday, August 16, 2005 9:11 AM  
**To:** Ernest Brown; Christopher Looney; 'pas@aces-sa.com'  
**Cc:** Michael Herrera  
**Subject:** Pioneer Meadows and Glen

Zoning: Not Applicable due to Vested Rights Approval

Mr. Shroeder -- It is my understanding from Michael Herrera that the property for which you are seeking MDP approval (Pioneer Glen and Pioneer Meadows) have received vested rights approval. Therefore, they are exempt from zoning laws currently in effect on these properties.

I have reviewed the lot layout on these plans. Should you chose to design a development that is in keeping with the spirit, if not the letter, of the CitySouth Community Plan, I am available to assist you with this. In general, this plan encourages either low density development in the form of large lots or Conservation Subdivisions which preserve large swaths of land or high density development that encourages a mix of housing types and a mix of commercial integrated into the residential pattern.

This area, because it is not currently located near major intersections is currently zoned FR (Farm and Ranch) which requires low density development. Under this scenario, Pioneer Meadows would be permitted to build a conservation subdivision with 115 homes on 50 acres. It would also be required to preserve, in perpetuity, 173 acres for these property owners through a conservation easement (which could also be used as ranch land).

Similarly Pionner Glen would be permitted to build 77 homes on 38 acres and preserve, in perpetuity, 116 acres for the property owners.

I realize this density is much lower than what is proposed on the MDP and bucks conventional wisdom, but it is a path that would still be available to the property owner should he/she feel in the future that the market would bear this style of development in this area.

\*\*\*\*\*

*Trish Wallace, AICP  
City of San Antonio  
Development Services, Zoning Division  
(210) 207-0215*

**Ernest Brown**

---

**From:** Paul [pas@aces-sa.com]  
**Sent:** Tuesday, April 26, 2005 9:12 AM  
**To:** Ernest Brown  
**Subject:** Read: Heritage Oaks Plat # 050085

Your message

To: pas@aces-sa.com; gmaenius@aces-sa.com  
Cc: Michael Herrera  
Subject: Heritage Oaks Plat # 050085  
Sent: 4/25/2005 5:03 PM

was read on 4/26/2005 9:11 AM.

4/26/2005

Read: Current Status of Pioneer Meadows and Pioneer Glen MDP

Page 1 of 1

**Ernest Brown**

---

**From:** Paul [pas@aces-sa.com]  
**Sent:** Wednesday, April 20, 2005 5:30 PM  
**To:** Ernest Brown  
**Subject:** Read: Current Status of Pioneer Meadows and Pioneer Glen MDP

Your message

To: pas@aces-sa.com  
Cc: Michael Herrera; Roderick Sanchez; Dustin Finley; Robert Lombrano  
Subject: Current Status of Pioneer Meadows and Pioneer Glen MDP  
Sent: 4/20/2005 4:03 PM

was read on 4/20/2005 5:29 PM.



140 Hiemer Rd., Ste. 617  
San Antonio, TX 78232  
Tel: (210) 828-0691  
Fax: (210) 824-3055



Alamo Consulting Engineering & Surveying, Inc.

# Transmittal

DATE: Monday, August 22, 2005

TO: ERNEST BROWN  
CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES  
1901 SOUTH ALAMO  
SAN ANTONIO, TEXAS 78205

RE: PIONEER MEADOWS MDP  
PIONEER GLEN MDP

PLEASE FIND: ☐ ATTACHED ☐ UNDER SEPARATE

☐ BLUELINE PRINTS ☐ MYLAR PRINTS ☒ SPECIFICATIONS  
☒ XEROX COPIES ☐ SEPIA PRINTS ☐ PLANS

COPIES	DESCRIPTION	LATEST DATE
1	PIONEER MEADOWS MDP - REVISION TO JULY 28, 2005 COMMENTS	8/22/05
1	PIONEER GLEN MDP - REVISION TO AUG. 1, 2005 COMMENTS	

TRANSMITTED:

☒ FOR APPROVAL ☐ REVIEW & COMMENT ☐ FOR YOUR FILE  
☐ AS REQUESTED ☐ FOR BIDS DUE

REMARKS:

IF ANY ADDITIONAL INFORMATION IS REQUIRED, PLEASE CONTACT THIS OFFICE.

COPIES TO:

DELIVERY METHOD: HAND

REC'D BY:

SIGNED BY:

Harold Carrion  
Engineering Technician  
140 Heimer Rd. Suite 617  
San Antonio, Texas 78232  
210.828.0691 - hcar@aces-sa.com

COPIES  
SERVICES  
AUG 24 9:09  
2005

RECEIVED  
05 AUG 23 AM 10:59  
LAND DEVELOPMENT  
SERVICES DIVISION



# CITY OF SAN ANTONIO

April 18, 2005

Mr. Paul A. Schroeder, P.E. R.P.L.S.

Alamo Consulting Engineer & Surveying, Inc.  
140 Heimer Rd., Suite 617  
San Antonio, TX 78232

Re: Pioneer Glen and Pioneer Meadows Master Development Plan (Time Extension)

Dear Mr. Schroeder:

Your request for a time extension as per Chapter 35, Article 4, Division 2, and section 35-412 (d), (1) of the Unified Development Code for the City of San Antonio is here by granted for a period of six (6) months. The time extension shall be from March 7, 2005 – September 3, 2005.

This time extension was calculated using the date shown on your appeal letter dated March 7, 2005.

Please note that on September 3, 2005 your plans will become null and void if you have not secured all approvals from the reviewing agencies.

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick J. Sanchez".

Roderick J. Sanchez, AICP  
Assistant Director, Development Services

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
Ernest Brown, Planner II  
Robert Lombrano, Planner II  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Christina De La Cruz, P.E. Bexar County

## Dustin Finley

---

**From:** Ernest Brown  
**Sent:** Tuesday, April 19, 2005 3:38 PM  
**To:** 'pas@acesw-sa.com'  
**Cc:** Michael Herrera; Roderick Sanchez; Dustin Finley; Robert Lombrano  
**Subject:** Current Status of Pioneer Meadows and Pioneer Glen MDP

Good afternoon Mr. Schroeder,

The following is a current status of the above referenced project after the recent decision of your time extension:

### Pioneer Glen -

**MDP-** disapproved 6/24/04  
**Major Thoroughfare-** disapproved 6/30/04  
**Historic-** disapproved 07/01/04  
**Disability-** disapproved 6/21/04  
**Storm Water Engineering-** disapproved 09/15/04  
**TIA-** disapproved 8/19/04  
**Zoning-** approved 6/30/04  
**Tree Preservation-** approved 9/23/04  
**Parks-Open Space-** disapproved 7/12/04  
**Bexar County Public Works-** disapproved 07/09/04

### Pioneer Meadows -

**MDP-** disapproved 5/20/04  
**Major Thoroughfare-** disapproved 5/20/04  
**Historic-** disapproved 12/09/04  
**Disability-** disapproved 5/13/04  
**Storm Water Engineering-** disapproved 9/15/04  
**TIA-** disapproved 5/14/04  
**Zoning-** disapproved 7/12/04  
**Tree Preservation-** disapproved 5/10/04  
**Parks-Open Space-** disapproved 5/11/04  
**Bexar County Public Works-** disapproved 05/21/04

I hope this help. If you need any further assistance please feel free to contact me.

Have a great day.



# CITY OF SAN ANTONIO

April 9, 2004

Mr. Paul Schroeder, P.E.

Alamo Consulting Engineering and Surveying, Inc.  
140 Heimer Road, Suite 617  
San Antonio, TX, 78232

Re: Pioneer Meadows

MDP#

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed referenced project Master Development Plan (MDP). Your submittal was not accepted based on the following:

- January 8, 2004 Interim Development Controls (IDC) were extended by city Ordinance # 98699, which set temporary restrictions on properties, located in the Southside Initiative Community Plan.

Your proposal lies in the IDC district as shown on exhibit "A". (See attachment)  
Please note that you can always resubmit a new application after the IDC have expired.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Rod Sanchez  
Development Services, Assistant Director  
RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Christina De La Cruz, P.E. Bexar County

AN ORDINANCE      **98699**

**AMENDING ORDINANCE NUMBER 97173, ORDINANCE NUMBER 97879 AND ORDINANCE NUMBER 98283 TO EXTEND INTERIM DEVELOPMENT CONTROLS TO APRIL 16, 2004 IN CERTAIN AREAS ANNEXED FOR LIMITED PURPOSES JANUARY 5, 2003 BY THE CITY OF SAN ANTONIO PENDING AMENDMENT OF THE MASTER PLAN AND ZONING OF THOSE AREAS.**

\* \* \* \* \*

**WHEREAS**, the City Council annexed six areas for limited purposes effective on January 5, 2003; and

**WHEREAS**, officials working on city planning efforts have now completed the Southside Initiative Community Plan as a component of the Comprehensive Plan of the City and such plan has been approved by the City Council; and

**WHEREAS**, the City Council adopted interim development controls in Ordinance Number 97173 for a period of 180 days on February 5, 2003; and

**WHEREAS**, the City Council extended those interim development controls in Ordinance Number 97879 for a period of 60 days on June 26, 2003 to October 4, 2003; and from October 4, 2003 to January 16, 2004; and

**WHEREAS**, property owners have requested the extension of the Interim Development Controls on their properties in order to work with officials working on city planning efforts on land use amendments and alternative zoning proposals; and

**WHEREAS**, officials working on city planning efforts have found it necessary to amend the Southside Initiative Community Plan and anticipate that it will require additional time to present the amendment proposals to the Planning Commission and the City Council for consideration and adoption; and

**WHEREAS**, officials working on city planning efforts anticipate that it will require additional time to implement the Southside Initiative Community Plan by amending the Official Zoning Map of the City by presenting the new zoning proposals to the Zoning Commission and the City Council for consideration and adoption; and

**WHEREAS**, the City Council desires to ensure that development in the annexed areas is consistent with enhancing the quality of life, preserving desirable aesthetic features, and controlling both the rate and character of community growth through the careful and orderly development of property within the area; and

WHEREAS, the City Council desires to not allow development activities which may have an adverse effect and which may subsequently be regulated; and

WHEREAS, the City Council wishes to preserve the status quo of certain properties as it considers amendments to the Official Zoning Map of the City; NOW THEREFORE:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

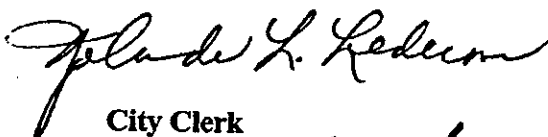
**SECTION 1.** Ordinance Number 97173, Ordinance Number 97879, and Ordinance Number 98283 are hereby amended to remain effective only until 11:59 o'clock, p.m. Central Daylight Time, April 16, 2004; provided, however, that this ordinance shall be terminated sooner if work on the master plan amendments and zoning changes are completed and submitted to the City Council so that the City Council is able to act at an earlier date. After April 16, 2004, this ordinance shall be of no effect.

**SECTION 2.** Ordinance Number 97173, Ordinance Number 97879, and Ordinance Number 98283 shall remain effective only for those properties more specifically described in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein for all purposes and shall be of no effect for any other properties located within the boundaries of the limited purpose annexation areas.

**SECTION 3.** This ordinance shall be immediately effective upon the affirmative vote of eight (8) or more members of the City Council. Otherwise it shall be effective the 18<sup>th</sup> day of January 2004.

**PASSED AND APPROVED this 8<sup>th</sup> day of January 2004.**

ATTEST:

  
City Clerk

  
M A Y O R

APPROVED AS TO FORM:

  
City Attorney



# CITY OF SAN ANTONIO

April 18, 2005

Mr. Paul A. Schroeder, P.E. R.P.L.S.

Alamo Consulting Engineer & Surveying, Inc.  
140 Heimer Rd., Suite 617  
San Antonio, TX 78232

Re: Pioneer Glen and Pioneer Meadows Master Development Plan (Time Extension)

Dear Mr. Schroeder:

Your request for a time extension as per Chapter 35, Article 4, Division 2, and section 35-412 (d), (1) of the Unified Development Code for the City of San Antonio is hereby granted for a period of six (6) months. The time extension shall be from March 7, 2005 – September 3, 2005.

This time extension was calculated using the date shown on your appeal letter dated March 7, 2005.

Please note that on September 3, 2005 your plans will become null and void if you have not secured all approvals from the reviewing agencies.

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick J. Sanchez".

Roderick J. Sanchez, AICP  
Assistant Director, Development Services

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
Ernest Brown, Planner II  
Robert Lombrano, Planner II  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Christina De La Cruz, P.E. Bexar County



**ALAMO CONSULTING ENGINEERING & SURVEYING, INC.**

**140 HEIMER RD., SUITE 617**

**SAN ANTONIO, TX 78232**

**PHONE: (210) 828-0691**

**FAX NO.: (210) 824-3055**

March 7, 2005

City of San Antonio  
Roderick J. Sanchez, AICP  
Assistant Director of Development Services  
P.O. Box 839966  
San Antonio, TX 78298-3966

**RE: Pioneer Meadows Subdivision**

Dear Mr. Sanchez:

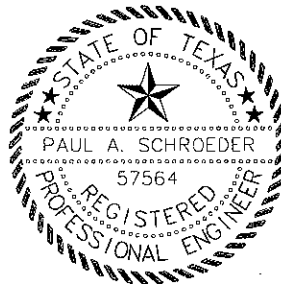
In reference to the January 25, 2005 letter received on February 28, 2005 on behalf of the developer we are hereby requesting a time extension to the processing for the above referenced master plaster plan in accordance with Chapter 35, Article 4, Division 2, section 35-412 (d), (1) of the UDC. As noted in the letter there are various issues concerning this project and we are now prepared to move forward with addressing said concerns of the City.

Your consideration in this matter is greatly appreciated. If further information on this subject is required, please contact this office.

Sincerely,

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.

Paul A. Schroeder, P.E., R.P.L.S.



DEV. SERVICE

A

XC: Michael Herrera, CSA Development Services  
Bob Opitz, P.E., CSA Development Services  
Balous Miller, Estate of William T. Miller  
Laddie Denton, Denton Development  
Job File No. 106620.00





**ALAMO CONSULTING ENGINEERING & SURVEYING, INC.**

**140 HEIMER RD., SUITE 617**

**SAN ANTONIO, TX 78232**

**PHONE: (210) 828-0691**

**FAX NO.: (210) 824-3055**

January 18, 2005

City of San Antonio  
Ernest Brown  
Development Services  
1901 South Alamo Street  
San Antonio, TX 78204

**RE: Pioneer Meadows Subdivision  
Pioneer Glen Subdivision**

Dear Mr. Brown:

Over the last several months I have been monitoring and reviewing the City's website for the processing of MDP's with regards to the approval process. Several of the reviewing agencies have denied approval of the MDP for Pioneer Meadows and Pioneer Glenn Subdivisions. However, we have received very little or no written communication as to the reason for non approval. On December 22, 2004, I spoke to you and followed with an e-mail (see attached copy) also requesting this data.

Processing of the TIA and thoroughfare is in progress through Mr. De La Cruz (see e-mail).

My understanding of the MDP purpose is to provide the City with a general design plan for a specific project and not a detailed engineered plan. Plan review fees for the storm water, traffic, parks and arborist, etc. are not mentioned in the MDP application or the Completeness Review form provided by the City for MDP approval.

Please contact me to meet and discuss this matter further so that this project can move forward under the design and guide lines set out by the UDC.

If further information on this subject is required, please contact this office.

Sincerely,

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.

Paul A. Schroeder, P.E., R.P.L.S.



FC: Ernest Brown, CSA (210)207-7897 Original - Hand Delivered  
XC: Job No. 106610.00

DOC:FWORDLTRS\2005\011805.SB

2005 JAN 25 AM 11:05  
DEV SERVICES

**Paul**

---

**From:** "Paul" <pas@aces-sa.com>  
**To:** <ernestb@sanantonio.gov>  
**Sent:** Wednesday, December 22, 2004 12:18 PM  
**Attach:** ATT00155.dat; MDP's.eml  
**Subject:** Fw: Delivery Status Notification (Failure)

Mr. Brown,

As noted in our telephone conversation, prior to denial of the MDP provide comments as noted above to allow a response to all concerns.

Thank You!!

Paul

----- Original Message -----

From: <postmaster@sanantonio.gov>  
To: <pas@aces-sa.com>  
Sent: Wednesday, December 22, 2004 9:04 AM  
Subject: Delivery Status Notification (Failure)

ITV SERVICES

2005 JAN 26 AM 11:51

> This is an automatically generated Delivery Status Notification.

>

> Delivery to the following recipients failed.

>

> ebrown@sanantonio.gov

>

>

>

>

>

**Paul**

---

**From:** "Paul" <pas@aces-sa.com>  
**To:** <ebrown@sanantonio.gov>  
**Sent:** Wednesday, December 22, 2004 9:08 AM  
**Subject:** MDP's

Mr. Brown,

I need updated status for the following MDP's. The computer shows little action for the last several months, with most items "out". If there are comments that haven't been responded to I need copies. I assume Master Planning, Major Thoroughfare, and TIA are held up due to Neal Road. Historic- I have requested clarification of grandfathering status, as to when this tract was annexed (therefor subject to zoning, these rules and what section in the UDC applies). I have not received a response.

Pioneer Meadows - Zoning, Arborist, Parks, Historic, Bexar County,  
Pioneer Glen - Arborist, Parks, Historic, Bexar County

Your assistance on these projects is appreciated.

**PAUL A. SCHROEDER, P.E., R.P.L.S.**



**ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.**

140 Hiemer Rd., Ste. 617  
San Antonio, TX 78232  
210.828.0691 (p)  
210.824.3055 (f)

2005 JAN 25 A 11:51  
DIV. SERVICES

1/19/2005

**Paul**

**From:** "Paul" <pas@aces-sa.com>  
**To:** "Richard De La Cruz" <rdelacruz@sanantonio.gov>  
**Cc:** "Joe Nix" <JNIX@CECTEXAS.COM>  
**Sent:** Wednesday, January 05, 2005 8:40 AM  
**Subject:** Re: MDP's

Richard,

We are revising the lot layout for Pioneer Meadows and Glen to conform to the revised major thoroughfare plan. We will resubmit ASAP. Are there changes required for the other sites?

Paul

----- Original Message -----

**From:** Richard De La Cruz  
**To:** Paul ; Robert Lombrano ; Ernest Brown ; Michael Herrera ; Marc Courchesne  
**Sent:** Tuesday, December 28, 2004 7:45 AM  
**Subject:** RE: MDP's

Paul - Have you re-submitted the revised MDP's to Mike Herrera's group. I have not seen anything new come in for the Pioneer's in a long time. I can not approve until I receive revised MDP's.

Thank You,

Richard L. De La Cruz, P.E.

Senior Engineer

Development Services Department

(210) 207-0265 (Office)

(210) 759-1215 (Pager)

[rdelacruz@sanantonio.gov](mailto:rdelacruz@sanantonio.gov)

-----Original Message-----

**From:** Paul [mailto:pas@aces-sa.com]  
**Sent:** Wednesday, December 22, 2004 12:24 PM  
**To:** Richard De La Cruz  
**Cc:** Joe Nix  
**Subject:** Fw: MDP's

Richard,

What do you want updated?

On Industrial, and commercial I can remove the ROW dedication and resubmit. What do you want for update on the others?

Paul

----- Original Message -----

**From:** Joe Nix  
**To:** pas@aces-sa.com  
**Sent:** Wednesday, December 22, 2004 9:48 AM  
**Subject:** FW: MDP's

Here is Richard's response

2005 JAN 26 AM 11:51  
 DEV SERVICES

1/19/2005

-----Original Message-----

**From:** Richard De La Cruz [mailto:rdelacruz@sanantonio.gov]  
**Sent:** Wednesday, December 22, 2004 9:47 AM  
**To:** Joe Nix; Marc Courchesne; Robert Lombrano; Ernest Brown  
**Subject:** RE: MDP's

Joe - Marc has put together the approval letters, however, we have not received any updated MDP' from ACES. I do not want to officially approve until all issues are taken care of with MDP's.

Thank You,

Richard L. De La Cruz, P.E.  
Senior Engineer  
Development Services Department  
(210) 207-0265 (Office)  
(210) 759-1215 (Pager)  
rdelacruz@sanantonio.gov

DEV SERVICES  
2005 JAN 26 AM 11:51

-----Original Message-----

**From:** Joe Nix [mailto:jnix@cectexas.com]  
**Sent:** Wednesday, December 22, 2004 9:28 AM  
**To:** Richard De La Cruz  
**Subject:** FW: MDP's

Richard, can you give us any kind of update on these?

We gave you updated information of Pioneer Industrial, Pioneer Commercial, and Pioneer Business Park. Have these three been released?

Are you awaiting any additional information for Pioneer Meadows and/or Pioneer Glen?

**Joe F. Nix, P.E., R.P.L.S., P.T.O.E**

Senior Traffic Engineer

**CIVIL ENGINEERING CONSULTANTS**

11550 IH 10 West Suite 395

San Antonio, TX 78230-1037

Tel: 210.641.9999

Fax: 210.641.6440

Email: jnix@cectexas.com

-----Original Message-----

**From:** Paul [mailto:pas@aces-sa.com]  
**Sent:** Wednesday, December 22, 2004 9:16 AM  
**To:** Joe Nix

1/19/2005

**Subject:** MDP's

Joe,

What is the TIA status on :

Pioneer Industrial, Pioneer Commercial and Pioneer Business Park

Are Meadows, Glen and Business Park still held up for Neal Road?

I am meeting with Balous Miller @ 2:00 . Can you up date me please.?

**PAUL A. SCHROEDER, P.E., R.P.L.S.**



**ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.**

140 Heimer Rd., Ste. 617

San Antonio, TX 78232

210.828.0691 (p)

210.824.3055 (f)

2005 JAN 26 A 11:51  
ITV SERVICES

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal.

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal.

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

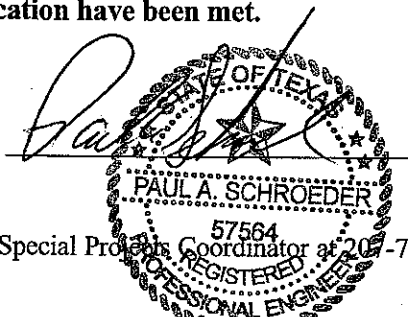
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 APR - 7 PM 3:08

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

I certify that the PIONEER MEADOWS Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: PAUL A. SCHROEDER

Signature: 

Date: 04/05/04

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873  
APPLICATION REVISED January 1, 2003



January 1, 2003



MAJOR THORNTON

# CITY OF SAN ANTONIO

April 9, 2004

Mr. Paul Schroeder, P.E.

Alamo Consulting Engineering and Surveying, Inc.  
140 Heimer Road, Suite 617  
San Antonio, TX, 78232

Re: Pioneer Meadows

MDP#

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed referenced project Master Development Plan (MDP). Your submittal was not accepted based on the following:

- January 8, 2004 Interim Development Controls (IDC) were extended by city Ordinance # 98699, which set temporary restrictions on properties, located in the Southside Initiative Community Plan.

Your proposal lies in the IDC district as shown on exhibit "A". (See attachment)  
Please note that you can always resubmit a new application after the IDC have expired.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Rod Sanchez  
Development Services, Assistant Director  
RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Christina De La Cruz, P.E. Bexar County



AN ORDINANCE      **98699**

**AMENDING ORDINANCE NUMBER 97173, ORDINANCE NUMBER 97879 AND ORDINANCE NUMBER 98283 TO EXTEND INTERIM DEVELOPMENT CONTROLS TO APRIL 16, 2004 IN CERTAIN AREAS ANNEXED FOR LIMITED PURPOSES JANUARY 5, 2003 BY THE CITY OF SAN ANTONIO PENDING AMENDMENT OF THE MASTER PLAN AND ZONING OF THOSE AREAS.**

\* \* \* \* \*

**WHEREAS, the City Council annexed six areas for limited purposes effective on January 5, 2003; and**

**WHEREAS, officials working on city planning efforts have now completed the Southside Initiative Community Plan as a component of the Comprehensive Plan of the City and such plan has been approved by the City Council; and**

**WHEREAS, the City Council adopted interim development controls in Ordinance Number 97173 for a period of 180 days on February 5, 2003; and**

**WHEREAS, the City Council extended those interim development controls in Ordinance Number 97879 for a period of 60 days on June 26, 2003 to October 4, 2003; and from October 4, 2003 to January 16, 2004; and**

**WHEREAS, property owners have requested the extension of the Interim Development Controls on their properties in order to work with officials working on city planning efforts on land use amendments and alternative zoning proposals; and**

**WHEREAS, officials working on city planning efforts have found it necessary to amend the Southside Initiative Community Plan and anticipate that it will require additional time to present the amendment proposals to the Planning Commission and the City Council for consideration and adoption; and**

**WHEREAS, officials working on city planning efforts anticipate that it will require additional time to implement the Southside Initiative Community Plan by amending the Official Zoning Map of the City by presenting the new zoning proposals to the Zoning Commission and the City Council for consideration and adoption; and**

**WHEREAS, the City Council desires to ensure that development in the annexed areas is consistent with enhancing the quality of life, preserving desirable aesthetic features, and controlling both the rate and character of community growth through the careful and orderly development of property within the area; and**

WHEREAS, the City Council desires to not allow development activities which may have an adverse effect and which may subsequently be regulated; and

WHEREAS, the City Council wishes to preserve the status quo of certain properties as it considers amendments to the Official Zoning Map of the City, NOW THEREFORE:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

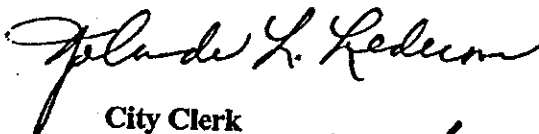
**SECTION 1.** Ordinance Number 97173, Ordinance Number 97879, and Ordinance Number 98283 are hereby amended to remain effective only until 11:59 o'clock, p.m. Central Daylight Time, April 16, 2004; provided, however, that this ordinance shall be terminated sooner if work on the master plan amendments and zoning changes are completed and submitted to the City Council so that the City Council is able to act at an earlier date. After April 16, 2004, this ordinance shall be of no effect.

**SECTION 2.** Ordinance Number 97173, Ordinance Number 97879, and Ordinance Number 98283 shall remain effective only for those properties more specifically described in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein for all purposes and shall be of no effect for any other properties located within the boundaries of the limited purpose annexation areas.

**SECTION 3.** This ordinance shall be immediately effective upon the affirmative vote of eight (8) or more members of the City Council. Otherwise it shall be effective the 18<sup>th</sup> day of January 2004.

**PASSED AND APPROVED this 8<sup>th</sup> day of January 2004.**

ATTEST:

  
City Clerk

  
M A Y O R

APPROVED AS TO FORM:

  
City Attorney

**Ernest Brown**

---

**From:** Ernest Brown  
**Sent:** Monday, May 03, 2004 9:55 AM  
**To:** 'LARRY'  
**Cc:** Michael Herrera  
**Subject:** RE: Pioneer Meadows MDP

**Tracking:** Recipient      Read

'LARRY'

Michael Herrera Read: 5/3/2004 9:55 AM

Good morning Larry,

As you may or may not know, the initial submittal was denied per the requirements of the UDC section 35-412 (d) and (e). A denial letter was issued 04/09/2004. As of current, I am unaware of any new submittals for the above mentioned project nor any letter and or correspondence from anyone requesting a continuance of this project. MDPs are not given or assigned a number until they are approved. In an effort to provide expedient customer service, the data processing for this project was slow to register on the tracking. However, you should find it there now.

If there is a desire to continue this project, you would need to provide a new submittal which would be considered and reviewed as a new submittal. Although a fee for the initial submittal has been applied to the project, waiving the additional fee may be considered if a letter stating justification and or addressing the reasons of the denial and the desire to continue the project is submitted along with the new submittal. Again, the new submittal will be considered as a new project and will be reviewed as such.

I hope this answered your questions and addressed your concerns. If I can be of further assistance to you please feel free to contact me again.

Have a great day.

-----Original Message-----

**From:** LARRY [mailto:dolle@aces-sa.com]  
**Sent:** Friday, April 30, 2004 9:06 AM  
**To:** Ernest Brown  
**Subject:** Pioneer Meadows MDP

Ernest

We submitted a the referemnced MDP on April 5, 2004. I belive this is the correct date. It is my understanding we are making some revisions for resubmittal to process this MDP for review and approval.

Please help me with some questions.

- 1) Has a number been assigned to this MDP? If so please provide, I could not find it on the MDP Tracking list.
- 2) Do we need to submit another fee with this resubmittal to continue or start the process.

We are attempting to resubmit this MDP today if possible, so please respond as soon as you have a chance.

5/3/2004

Thanks

Larry Dolle



**ALAMO CONSULTING ENGINEERING & SURVEYING, INC.**

**140 HEIMER RD., SUITE 617**

**SAN ANTONIO, TX 78232**

**PHONE: (210) 828-0691**

**FAX NO.: (210) 824-3055**

May 4, 2004

City of San Antonio  
Attn: Michael Herrera  
Special Projects Coordinator  
P. O. Box 839966  
San Antonio, Texas 78283-3966

**RE: M.D.P. APPLICATION FEE FOR PIONEER MEADOWS**

Dear Mr. Herrera:

On April 5, 2004, our firm submitted a Master Development Plan for the Pioneer Meadows Subdivision and was not accepted based on the following:

January 8, 2004 Interim Development Controls (IDC) were extended by City Ordinance #98699, which set temporary restrictions on properties, located in the Southside Initiative Community Plan.

With this letter and the appropriate documentation we are resubmitting Pioneer Meadows as adjusted to conform to the City Ordinance #98699. We are requesting that the application fee previously submitted with the original M.D.P. be applied to the revised M.D.P. for Pioneer Meadows.

If you have any questions with this matter, please contact our office.

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.

Paul A. Schroeder, P.E., R.P.L.S.

Attached: Copy of original check

Document: ltrs/2004/050401.sb

04 MAY -6 AM 7:51  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

## Ernest Brown

---

**From:** Robert Llanos  
**To:** Ernest Brown  
**Sent:** Monday, October 25, 2004 9:35 AM  
**Subject:** Not read: denial letter

Your message

**To:** Robert Llanos  
**Subject:** denial letter  
**Sent:** 10/7/2004 4:32 PM

was deleted without being read on 10/25/2004 9:35 AM.

DATE: 10-18-04

SIGN IN MASTER DEVELOPMENT PLAN MEETING  
MILLER TRACT

	NAME	ADDRESS/PHONE NO.
1.	ERNEST BROWN	207-7207
2.	ROBERT L LOMBRANO	207-5014
3.	RICHARD HIGBY	335-6285
4.	MICHAEL A. HERRERA	207-7038
5.	Paul A. Schroeder	828-0691
6.	Richard De La Cruz	207-0265
7.	Bill Burman	207-7937
8.	José H. Carra	207-7980
9.	Joe Nip	641-9999
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THORACUTFARE ISSUE / NEAL ROAD

## **PROJECT TIMELINE**

March 11, 2004

### Pioneer Meadows

**Initial Submittal:** Application date - April 7, 2004

Distribution date - April 9, 2004

#### Review Response Dates:

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Reference e-mail 04/29/2004

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**2<sup>nd</sup> Submittal:** Application date – May 6, 2004

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(Tracking )

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TREE PRESERVATION – Disapproved, 05/10/2004  
Reference e-mail 05/11/2004  
PARKS – OPEN SPACE – Disapproved, 05/11/2004  
Reference e-mail 05/11/2004  
BEXAR COUNTY – Disapproved, 05/21/2004  
(Tracking)

***MEETING ON BOTH PROJECTS REGARDING MILLER TRACT***

Pioneer Meadows and Pioneer Glen  
Primary issue discussed: Neal road thoroughfare.  
Status report on both projects

***Meeting date 10/18/2004***

***Week of December 20, 2004 phone conversation with Mr. Larry Dollie/ACES engineers*** providing status of project for Pioneer Meadows and Pioneer Glen.  
Conversation with Mr. Schroeder after Mr. Dollie. Provided him with the same information.

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**FEBRUARY 22, 2005**

ACES pick up denial letters for Pioneer Meadows Subdivision and Pioneer Glen Subdivision.

## Pioneer Glen

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Distribution date – June 18, 2004

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(Reference e-mail)  
TREE PRESERVATION – Disapproval, 06/16/2004  
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***PLEASE REFERENCE THE BELOW ATTACHMENTS – COPIES OF E-MAILS AND LETTERS, ETC.***

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March 11, 2004

**Pioneer Meadows**

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**Ernest Brown**

---

**From:** Paul [pas@aces-sa.com]  
**Sent:** Wednesday, December 22, 2004 9:09 AM  
**To:** ebrown@sanantonio.gov  
**Subject:** MDP's

Mr. Brown,

I need updated status for the following MDP's. The computer shows little action for the last several months, with most items "out". If there are comments that haven't been responded to I need copies. I assume Master Planning, Major Thoroughfare, and TIA are held up due to Neal Road. Historic- I have requested clarification of grandfathering status, as to when this tract was annexed (therefor subject to zoning, these rules and what section in the UDC applies). I have not received a response.

Pioneer Meadows - Zoning, Arborist, Parks, Historic, Bexar County,  
Pioneer Glen - Arborist, Parks, Historic, Bexar County

Your assistance on these projects is appreciated.

PAUL A. SCHROEDER, P.E., R.P.L.S.



**ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.**

140 Hiemer Rd., Ste. 617  
San Antonio, TX 78232  
210.828.0691 (p)  
210.824.3055 (f)



# CITY OF SAN ANTONIO

January 5, 2005

Mr. Paul A. Schroeder, P.E.  
Alamo Consulting Engineers and Surveying, Inc.  
140 Heimer Road #617  
San Antonio, TX 78232

Re: Pioneer Meadows

Proposed MDP/POADP

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed your proposed Pioneer Meadows MDP and found it to be non-compliant with the City of San Antonio Unified Development Code (UDC) and is hereby denied based on the following findings and determinations:

**Master Development Plan/Major Thoroughfare:**

Proposed Neal Road is on the MTP requiring a min. of 120' ROW. The proposed plan does not address correct alignment and or ROW dedication. Proposed MDP does not comply with UDC Section 35-B101, annotation of street types and dimensions; nor identification of adjacent property owners.

**Historic:**

The Texas Sites Atlas indicates that a previously recorded archaeological site, 41BX540 a prehistoric site with standing and /or ruined historical structures has been identified within/nearby this project. Site 41BX540 is a State Archeological landmark and thus falls under the Antiquities Code of Texas.

**Disability Access (Sidewalks):**

Provide a "General Note" to plan that sidewalks will be instated in the public ROW per UDC Article 5, Division 2: 35-506(q)

**Storm Water Engineering:**

This project is in the Dam Breach Inundation area.

**TIA:**

A level 3 TIA is required.

**ZONING:**

A portion of the subject property lies within the City Limits of San Antonio and is zoned RP.

**Tree Preservation:**

Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Mater Tree Stand Delineation Plan with basic non-committal information

\$75 Plan review fee

Mr. Paul Schroeder  
January 5, 2005  
Page 2

Basic information of types of dominant trees i.e. Live Oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

**Parks- Open Space:**

The applicant has identified eleven open space parcels on the submitted plan. None of these parcels meets the requirements of the UDC 35-503.

The plan review fee of \$340 was not attached to the submittal.

**Bexar County Public Works:**

Need to comply with the Major Thoroughfare Plan. Currently Neal Road shown as being aligned through existing homes.

You have the right to appeal the decision of the Director before the Planning Commission as outlined in Chapter 35, Article 4, Division 2, section 35-412 Master Development Plan (d) Decision, (2) Appeal, of the Unified Development Code for the city of San Antonio.

Sincerely,



Roderick J. Sanchez, AICP  
Assistant Director, Development Services

cc: Bob Opitz, P. E., Development Services  
Richard De La Cruz, P.E., Development Services  
Arturo Villarreal Jr, P.E. Strom Water Engineering  
John McDonald, Senior Planner Parks Department  
Christina De La Cruz, P.E. Bexar County



**ALAMO CONSULTING ENGINEERING & SURVEYING, INC.**

140 HEIMER RD., SUITE 617

SAN ANTONIO, TX 78232

PHONE: (210) 828-0691

FAX NO.: (210) 824-3055

January 18, 2005

City of San Antonio  
Ernest Brown  
Development Services  
1901 South Alamo Street  
San Antonio, TX 78204

**RE: Pioneer Meadows Subdivision  
Pioneer Glen Subdivision**

Dear Mr. Brown:

Over the last several months I have been monitoring and reviewing the City's website for the processing of MDP's with regards to the approval process. Several of the reviewing agencies have denied approval of the MDP for Pioneer Meadows and Pioneer Glenn Subdivisions. However, we have received very little or no written communication as to the reason for non approval. On December 22, 2004, I spoke to you and followed with an e-mail (see attached copy) also requesting this data.

Processing of the TIA and thoroughfare is in progress through Mr. De La Cruz (see e-mail).

My understanding of the MDP purpose is to provide the City with a general design plan for a specific project and not a detailed engineered plan. Plan review fees for the storm water, traffic, parks and arborist, etc. are not mentioned in the MDP application or the Completeness Review form provided by the City for MDP approval.

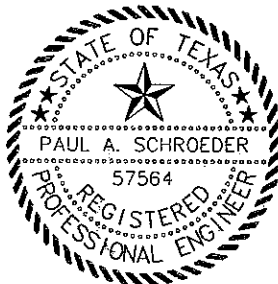
Please contact me to meet and discuss this matter further so that this project can move forward under the design and guide lines set out by the UDC.

If further information on this subject is required, please contact this office.

Sincerely,

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.

  
Paul A. Schroeder, P.E., R.P.L.S.



FC: Ernest Brown, CSA (210)207-7897 Original - Hand Delivered  
XC: Job No. 106610.00

DOC:FWORD\LTRS\2005\011805.SB

DEV. SERVICES  
2005 JAN 25 AM 11:51

**Ernest Brown**

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**From:** Lyndon Duano  
**Sent:** Thursday, August 04, 2005 10:20 AM  
**To:** Robert Lombrano; Ernest Brown; 'pas@aces-sa.com'  
**Cc:** Terrance Jackson; Michael Herrera; Sam Dent  
**Subject:** Pioneer Meadows Subd. MDP

I have no further comments for the above project and approved the submittal.

Lyndon J. Duano  
Engineering Associate  
City of San Antonio  
Storm Water Utility  
W(210)207-5010  
F(210)207-6553



## Ernest Brown

---

**From:** Lyndon Duano  
**Sent:** Tuesday, July 12, 2005 9:58 AM  
**To:** Michael Herrera; 'pas@aces-sa.com'  
**Cc:** Ernest Brown; Robert Lombrano; Sam Dent; Terrance Jackson  
**Subject:** Pioneer Meadows Subdivision MDP

sending comments and this Master Development Plan is not approved at this time.



PioneerMeadowsSu  
bd.PDF

Lyndon J. Duano  
Engineering Associate  
City of San Antonio  
Storm Water Utility  
W(210)207-5010  
F(210)207-6553

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** Paul A. Schroeder, P.E. Alamo Consulting Engineers

**FROM:** Lyndon Duano

**COPIES TO:** Michael Herrera, Planning

**SUBJECT:** Pioneer Meadows Subdivision, MDP

Medina River Watershed

July 12, 2005

Storm Water Engineering has reviewed above reference project based on the submittal dated June 30, 2005 and has the following comments:

1. Provide Adverse impact Analysis from the proposed development to 2000' downstream for the 5, 25 and 100-year existing and ultimate condition as per City of San Antonio UDC Appendix B.

2. Need the following Note on the MDP:

Some or all of this property is located in the dam breach inundation area of the Medina River Dam located in the Medina River Watershed. The dam is owned and operated by the Bexar-Medina-Astacosa Counties Water Control and Improvement District No. 1 (BMA). This plat note must be on all plats and replats of this property."


3. If no hydraulics study is being done for the FEMA floodplain within the proposed development, need to provide note, and signature of the Owner and Engineer at the MDP Plan. Here is the note as follow:

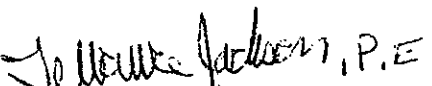
"The Floodplain limits on this Master Development Plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water Management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code."

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Engineer

Should you have any question please call me at 207-5010.

  
Lyndon Duano  
Engineering Associate

  
Terrance Jackson, P.E.  
Storm Water Engineer

## Ernest Brown

---

**From:** Arturo Villarreal  
**Sent:** Wednesday, September 15, 2004 7:29 AM  
**To:** Paul Schroeder (E-mail)  
**Cc:** Ernest Brown; Michael Herrera; Terrance Jackson; Nathaniel Hardy  
**Subject:** FW: PioneerMeadowsSubdivisionMDP

Paul,

Please review the attachment. It was found that the flood inundation area from the Medina Dam breach analysis encompasses this MDP. The dam breach analysis was concurrent with the MDP review and the MDP was prematurely released.

Therefore after finding of fact, that the inundation area encompasses this residential MDP, it is our responsibility not to release the MDP.

Art

-----Original Message-----

**From:** Armando Garcia (Pub Works)  
**Sent:** Tuesday, September 14, 2004 2:34 PM  
**To:** Ernest Brown; Michael Herrera  
**Cc:** Arturo Villarreal; Terrance Jackson  
**Subject:** PioneerMeadowsSubdivisionMDP



PioneerMeadows.P  
DF

*Armando V. Garcia Jr.*  
Storm Water Engineering Technician  
City of San Antonio/Dept. of Public Works  
(210) 207-5033/ FAX (210) 207-6553  
ArmandoG@sanantonio.gov

## City of San Antonio

### Interdepartmental Correspondence Sheet

TO:	Michael Herrera
FROM:	Terrance Jackson, P.E.
COPIES TO:	Ernest Brown, Arturo Villareal, P.E., Paul Schroeder, P.E., File
SUBJECT:	Pioneer Meadows Subdivision, MDP Alamo Consulting Engineering and Surveying, Inc., File

September 14, 2004

Storm Water Engineering has reviewed the MDP Plan for Pioneer Meadows Subdivision, comments are as follows:

This development is within the inundation limits resulting from a breach of Lake Medina Dam when routing the Probable Maximum Flood. This design event is promulgated by Chapter 299 Rules of the Texas Administrative Code as administered by TCEQ for high hazard dams. Residential construction is not allowed within the dam breach zone. Therefore, please submit your MDP for commercial development by paying due diligence concerning flood proofing measures that might be required.

*Terrance Jackson, P.E.*  
Terrance Jackson, P.E.  
Storm Water Engineering

## Ernest Brown

---

**From:** Armando Garcia (Pub Works)  
**Sent:** Tuesday, September 14, 2004 2:34 PM  
**To:** Ernest Brown; Michael Herrera  
**Cc:** Arturo Villarreal; Terrance Jackson  
**Subject:** PioneerMeadowsSubdivisionMDP



PioneerMeadows.P  
DF

*Armando V. Garcia Jr.*  
Storm Water Engineering Technician  
City of San Antonio/Dept. of Public Works  
(210) 207-5033/ FAX (210) 207-6553  
ArmandoG@sanantonio.gov

## City of San Antonio

### Interdepartmental Correspondence Sheet

TO:	Michael Herrera
FROM:	Terrance Jackson, P.E.
COPIES TO:	Ernest Brown, Arturo Villareal, P.E., Paul Schroeder, P.E., File
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*Terrance Jackson, P.E.*  
Terrance Jackson, P.E.  
Storm Water Engineering

## City of San Antonio

### Interdepartmental Correspondence Sheet

TO:	Michael Herrera
FROM:	Lyndon Duano
COPIES TO:	Arturo Villarreal P.E., Christi Tanner, P.E., (Paula Schroeder, P.E., Alamo Consulting Engineering)
SUBJECT:	Pioneer Meadows Subdivision(MDP) Medina River Watershed

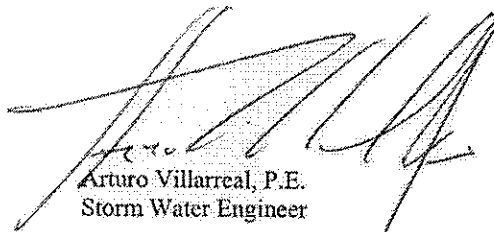
April 12, 2004

Storm Water Engineering has reviewed above reference project based on the submittal dated April 12, 2004 and the following comment:

1. Since the submittal did not provide drainage study of the Medina River floodplain, provide signature of Owner and Engineer at the MDP Plan with the following note.

"The floodplain limits on this Master Development Plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code."

Should you have any question please call me at 207-8052.



Arturo Villarreal, P.E.  
Storm Water Engineer



Lyndon Duano  
Engineering Associate

**Ernest Brown**

---

**From:** Arturo Villarreal  
**Sent:** Thursday, April 29, 2004 9:38 AM  
**To:** Ernest Brown; Robert Lombrano; Paul Schroeder (E-mail)  
**Cc:** Michael Herrera; Lyndon Duano; Arturo Villarreal  
**Subject:** Pioneer Meadows MDP

Attached are comments made by Storm Water Engineering regarding the above referenced "proposed" MDP. This review does not constitute approval and was done as a courtesy to prepare for future submittals. Specific floodplain (UDC) compliance requirements shall be submitted at time of platting.



MR-PioneerMeadow  
s.pdf



**Ernest Brown**

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**From:** Sam Dent  
**Sent:** Thursday, September 01, 2005 11:55 AM  
**To:** pas@aces-sa.com  
**Cc:** Ernest Brown  
**Subject:** MDP Review Comments(Supplemental) - Pioneer Meadows

See attached.

Sam Dent, P.E.  
Chief Engineer  
DSD - Engineering  
City of San Antonio

**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**ENGINEERING – STREETS & DRAINAGE**

**TO:** Paul Schroeder, P.E.  
Alamo Consulting Engineering & Surveying, Inc.

**FROM:** Sam Dent, P.E.  
Chief Engineer

**DATE:** September 1, 2005

**SUBJECT:** MDP Review Comments(Supplemental)  
Pioneer Meadows Subdivision

1. The above referenced MDP is approved.
2. It should be understood that this is a general review of a conceptual plan and that **all** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

**Ernest Brown**

---

**From:** Sam Dent  
**Sent:** Sunday, August 14, 2005 1:44 PM  
**To:** pas@aces-sa.com  
**Cc:** Ernest Brown  
**Subject:** MDP Review Comments - Pioneer Meadows Subdivision

See attached.

Sam Dent, P.E.  
Chief Engineer  
DSD - Engineering  
City of San Antonio

**CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
ENGINEERING – STREETS & DRAINAGE**

**TO:** Paul Schroeder, P.E.  
Alamo Consulting Engineering & Surveying, Inc.

**FROM:** Sam Dent, P.E.  
Chief Engineer

**DATE:** August 14, 2005

**SUBJECT:** MDP Review Comments  
Pioneer Meadows Subdivision

1. The above referenced MDP is approved with the following conditions:
  - a. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
  - b. Modify the second note to read that sidewalks will be "installed".
  - c. Any cul-de-sac greater than 500 feet in length (Phases 2 & 12) will require a turnaround right-of-way of 120 feet in diameter and shall meet other stipulations referenced in UDC Section 35-506(d)(6)(B).
  - d. The UDC states that the centerline offset of intersections shall be at least 175 feet. It appears that there are intersection conflicts in Phases 1, 3, 4 and 8.
  - e. Remove all specific reference to pavement structure on the typical street sections. Utilize generic labeling for surface course, base course and subgrade.
  - f. Provide 70-foot ROW for second entrance to Phase 12. There can be no residential driveway to Lot 1 within 40 feet of the arterial curb line.
  - g. Add a 120-foot ROW typical street section.
2. It should be understood that this is a general review of a conceptual plan and that **all** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

**Ernest Brown**

---

**From:** Richard Chamberlin  
**Sent:** Thursday, September 01, 2005 12:03 PM  
**To:** Ernest Brown; Michael Herrera; 'pas@aces-sa.com'; 'hcar@aces-sa.com'  
**Cc:** Marc Courchesne  
**Subject:** RE: PIONEER MEADOWS - PIONEER GLEN MDP'S

Please find attached the approval for Pioneer Meadows and Pioneer Glen MDPs for the Development Services TIA division.

Thank you.

Richard Chamberlin, P.E.  
TIA/Streets Engineer  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507  
Tell us how we're doing by taking our survey...  
<<http://www.sanantonio.gov/dsd/survey.asp>>

[rchamberlin@sanantonio.gov](mailto:rchamberlin@sanantonio.gov)

**CITY OF SAN ANTONIO**  
**Development Services Department**  
Interdepartmental Correspondence Sheet

**TO:** Michael Herrera, Development Services MDP Division  
**FROM:** Richard W. Chamberlin (Sr. Engineer) Development Services TIA Division  
**COPIES TO:** File  
**SUBJECT:** Pioneer Meadows, MDP, Level 3 TIA, 2005TIA0902  
**DATE:** September 1, 2005

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The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Pioneer Meadows (MDP). The analysis is in compliance with TIA Ordinance 91700.

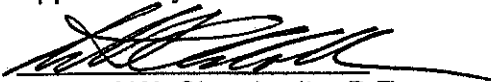
This proposed development is located on the south side of Neal Road, west of Pleasanton Road in south Bexar County. Proposed to consist of 695 single-family residential, 400 multi-family residential and 24 acres commercial uses, this development is estimated to generate 20,389 average daily trips, and 1,922 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Meadows, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

It should be understood that the submitted TIA concurrent with the proposed Pioneer Meadows is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:



Richard W. Chamberlin, P.E.  
Sr. Engineer  
ID 2005TIA0902

**Ernest Brown**

---

**From:** Todd Sang  
**Sent:** Friday, May 14, 2004 3:30 PM  
**To:** Ernest Brown  
**Cc:** Richard De La Cruz; Michael Herrera  
**Subject:** Pioneer Meadows \*\*Comments\*\*



2004TIA0440a.jpg

*Todd Sang  
City of San Antonio  
Development Services Engineering  
1901 S. Alamo  
San Antonio, TX 78204  
Phone: (210) 207-7741  
Fax: (210) 207-6073*

**Ernest Brown**

---

**From:** Todd Sang  
**Sent:** Tuesday, April 27, 2004 2:44 PM  
**To:** Michael Herrera; Robert Lombrano; Ernest Brown; Richard De La Cruz  
**Cc:** Joe Nix (E-mail)  
**Subject:** Pioneer Meadows\*\*Disapproval\*\*

Please see attached



2004TIA0440.jpg



*Todd Sang  
City of San Antonio  
Development Services Engineering  
1901 S. Alamo  
San Antonio, TX 78204  
Phone: (210) 207-7741  
Fax: (210) 207-6073*



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MP

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DEPT. OF PLANNING  
CITY OF SAN ANTONIO



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(210) 828-0691

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AMOUNT \$75.00

TO CITY OF SAN ANTONIO

TREES  
PIONEER MEADOWS

*Steph B Bol*

MP

⑈010729⑈ ⑆113024520⑆ 06 003 346⑈



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SAN ANTONIO, TX  
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10727

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
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(210) 828-0691

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PAY THREE HUNDRED FORTY DOLLARS AND 00 CENTS

AMOUNT \$340.00

TO CITY OF SAN ANTONIO

Parks  
PIONEER MEADOWS

*Steph B Bol*

MP

⑈010727⑈ ⑆113024520⑆ 06 003 346⑈

⑈1110011501222⑈ ⑆1130001257⑈

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9/1/04

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